



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Tess Nguyen, Associate Planner *TN*
DATE: September 23, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 07- 003/ZONING MAP AMENDMENT NO. 07-001/CONDITIONAL USE PERMIT NO. 07-043 (THE RIPCURL)

APPLICANT/ Andrew Nelson/Alex Wong, Amstar/Red Oak Huntington Beach, LLC, 2101 Business
PROPERTY Center Drive # 230, Irvine CA 92612
OWNER:

LOCATION: 7302-7400 Center Avenue (southeast corner of Gothard Street and Center Avenue)

STATEMENT OF ISSUE:

- ♦ General Plan Amendment (GPA) No. 07-003 represents a request for the following:
 - To amend the General Plan Land Use designation on 3.8 acres from the current CG-F1-d (Commercial General—0.35 Floor Area Ratio—Design Overlay) to the proposed M-F7-d (Mixed Use—3.0 Floor Area Ratio—Design Overlay) designation.
 - To amend the General Plan Land Use Element by removing the subject area from Subarea 5E of the Community District and Subarea Schedule.
- ♦ Zoning Map Amendment (ZMA) No. 07-001 represents a request for the following:
 - To amend the Zoning designation from the current CG (Commercial General) to the proposed MU-TCD (Mixed Use-Transit Center District) designation.
- ♦ Conditional Use Permit (CUP) No. 07-043 represents a request to develop and construct a mixed use residential and commercial development and associated infrastructure that consists of:
 - 440 residential apartment units (consisting of 11 live/work units)
 - 10,000 sq. ft. of commercial uses
 - 705 parking spaces for residents and visitors
 - Outdoor amenities such as a pool and spa area, fire pit, and movie projection area
 - Indoor amenities such as a fitness center, business center, conference room, clubhouse
- ♦ Staff's Recommendation:
Approve General Plan Amendment No. 07-003, Zoning Map Amendment No. 07-001, and Conditional Use Permit No. 07-043 with modifications based upon the following:
 - Consistent with the proposed General Plan Land Use Element designation of Mixed Use on the subject property by providing for mixed uses on the site.

- Consistent with the proposed zoning designation of Mixed Use-Transit Center District by providing a mixed use development that is consistent and transitional between surrounding densities and land uses.
 - Facilitates mixed-use development that produces an environment which is both attractive and sustainable by increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources.
 - Consistent with good zoning practice and implements the goals of smart growth and sustainable development.
 - Compatible with adjacent commercial, educational, and transportation uses, and the site is physically suitable for a higher-density, transit-oriented development with a mix of residential and commercial land uses.
 - Serves affordable housing needs of the community by providing affordable housing units.
 - Recommended project is consistent with the environmentally superior alternative analyzed in EIR No. 07-004.
- ◆ Staff's Suggested Modifications:
- Reduce the number of residential units from 440 units to 385 units and retain the 10,000 sq. ft. of commercial/retail space (modified Alternative 4: Reduced Project – Option 2).
 - Increase the number of onsite parking spaces to comply with the minimum parking requirements of the MU-TCD development standards.
 - Provide the minimum open space areas to comply with the open space requirements of the MU-TCD development standards.
 - Provide the minimum private storage space to comply with the private storage space requirements of the MU-TCD development standards.

The Design Review Board recommends the following:

- Provide architectural projections and recesses on all building elevations except for the building elevations that face each other (i.e. the east elevation of the west building and west elevation of the east building).
- Reduce the height of parapet walls to two feet and maintain the score-line design.
- Provide a walkability/pedestrian access plan and landscape plans for Design Review Board approval.

Environmental Impact Report No. 07-004 and Zoning Text Amendment No. 07-004 are being processed concurrently with these entitlements and are addressed under two separate staff reports. It is necessary for the Planning Commission to review and act on Environmental Impact Report No. 07-004 and Zoning Text Amendment No. 07-004 prior to action on these entitlements. Based on the EIR analysis, following approval of these entitlements, a CEQA Statement of Findings and Fact with a Statement of Overriding Considerations will be required.

RECOMMENDATION:

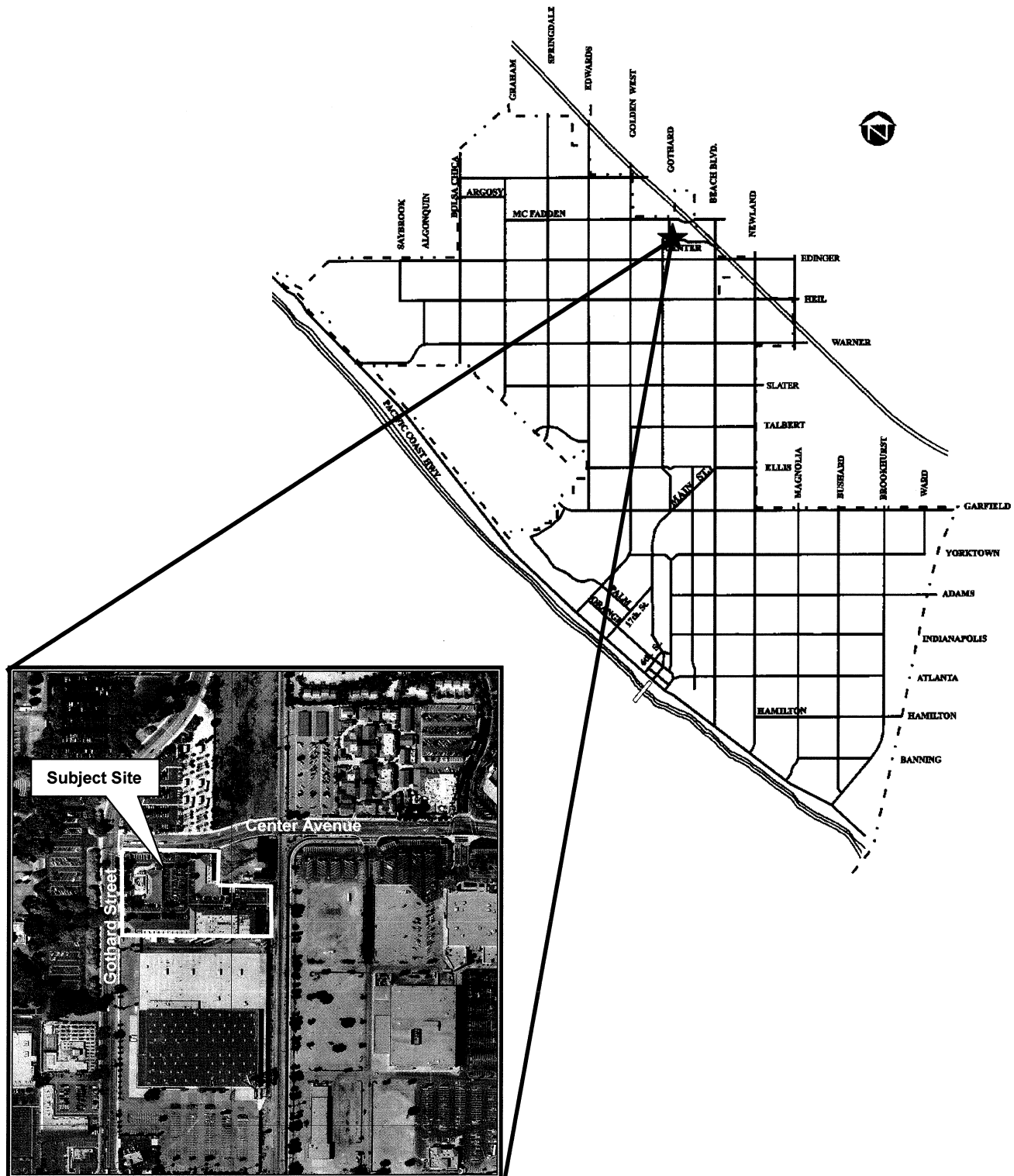
Motion to:

- A. “Approve General Plan Amendment No. 07-003 by approving the draft City Council Resolution (Attachment No. 1) and forward to the City Council for adoption.”
- B. “Approve Zoning Map Amendment No. 07-001 with findings for approval (Attachment No. 2) and forward the draft Ordinance (Attachment No. 3) to the City Council for adoption.”
- C. “Approve Conditional Use Permit No. 07-043 with findings and suggested conditions of approval (Attachment No. 6).”
- D. “Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations—EIR No. 07-004 (Attachment No. 11).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- 1. “Continue General Plan Amendment No. 07-003, Zoning Map Amendment No. 07-001, and Conditional Use Permit No. 07-043 and direct staff accordingly.”
- 2. “Deny General Plan Amendment No. 07-003, Zoning Map Amendment No. 07-001, and Conditional Use Permit No. 07-043 with findings for denial.”



VICINITY MAP
GENERAL PLAN AMENDMENT NO. 07-003/ZONING MAP AMENDMENT NO. 07-001/
CONDITIONAL USE PERMIT NO. 07-043
(THE RIPCURL- 7302-7400 CENTER AVENUE)

PROJECT PROPOSAL:

General Plan Amendment No. 07-003 represents a request by the applicant to:

1. Amend the City's General Plan Land Use Element by changing the existing land use category on the 3.8 acre subject property from the current CG-F1-d (Commercial General—0.35 Floor Area Ratio—Design Overlay) to the proposed M-F7-d (Mixed Use—3.0 Floor Area Ratio—Design Overlay) designation; and
2. Amend the General Plan Land Use Element by removing the subject area from Subarea 5E of the Community District and Subarea Schedule pursuant to California Planning, Zoning, and Development Laws.

Zoning Map Amendment No. 07-001 represents a request by the applicant to amend the City's Zoning Map by changing the zoning designation on the subject property from CG (Commercial General) to MU-TCD (Mixed Use-Transit Center District) pursuant to Chapter 247 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

Conditional Use Permit No. 2007-043 represents a request by the applicant to construct a mixed use residential and commercial development that consists of:

- 440 residential units (consisting of 11 live/work units)
- 10,000 sq. ft. of commercial uses
- 705 parking spaces for residents and visitors
- Outdoor amenities such as a pool and spa area, fire pit, and movie projection area
- Indoor amenities such as a fitness center, business center, conference room, clubhouse

The Ripcurl Project proposes development on an approximately 3.8-acre site at the southeast corner of Gothard Street and Center Avenue, which is currently developed with a shopping center known as the College Country Center. The proposed project will include an approximately 382,700 square-foot mixed-use residential and commercial development that consists of 440 residential apartment units and 10,000 square feet of commercial uses. The project would be six stories in height with four levels of housing over three levels of parking (two levels of above ground parking and one level of subterranean parking). The retail component would be on the ground level adjacent to two levels of above grade parking. Outdoor amenities include a pool and spa area, fire pit and movie projection area. Indoor amenities include a fitness center, business center, conference room, and clubhouse. The composition of residential units is as follows: 151 studio units, 190 one-bedroom units, 88 two-bedroom units, and 11 live/work units. The range of unit sizes is summarized below:

Residential Unit Types	Number of Units	Size Range	Average Unit Size
Studio	151	465 sq. ft. to 669 sq. ft.	541 sq. ft.
One-Bedroom	190	536 sq. ft. to 817 sq. ft.	640 sq. ft.
Two-Bedroom	88	872 sq. ft. to 1,285 sq. ft.	1,016 sq. ft.
Live/Work	11	762 sq. ft.	762 sq. ft.

ISSUES:

Subject Property and Surrounding Land Use, Zoning, and General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	CG-F1-d (Commercial General—0.35 Max. Floor Area Ratio—Design Overlay)	CG (Commercial General)	Commercial Shopping Center—College Country Center
North of Subject Property (across Center Avenue)	MV-F8-d (Mixed Use Vertical Integration of Housing—1.5 Max. Floor Area Ratio—Design Overlay)	CG-H (Commercial General—Highrise Overlay)	Golden West Transportation Center
South of the Subject Property	CR-F2-d (Commercial Regional—0.50 Max. Floor Area Ratio—Design Overlay)	CG (Commercial General)	Vacant Retail Building (former Levitz Furniture Store)
East of Subject Property	CG-F1-d (Commercial General—0.35 Max. Floor Area Ratio—Design Overlay); CR-F2-sp-mu (F9) (Commercial Regional—0.50 Floor Area Ratio—Specific Plan Overlay—Mixed Use Overlay—(1.5 Max. Floor Area Ratio (Mixed Use)/0.5 Max. Floor Area Ratio (Commercial)/25 du/ac))	CG (Commercial General); SP 13 (Crossings (Huntington Center) Specific Plan)	Southern California Edison transmission towers; Bella Terra Mall (across the Union Pacific Railroad right-of-way)
West of Subject Property (across Gothard Street)	P (RL) (Public—Low Density Residential)	PS (Public—Semipublic)	Golden West College

General Plan Conformance:

The proposed General Plan Land Use Map designation on the subject property is M-F7-d (Mixed Use—3.0 Floor Area Ratio—Design Overlay). The proposed General Plan Amendment, Zoning Map Amendment, and project are consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Circulation Element

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

B. Growth Management Element

Policy GM 3.1.8: Promote traffic reduction strategies including alternate travel modes, alternate work hours, and a decrease of vehicle trips throughout the city.

C. Housing Element

Policy H 2.2: Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Goal H 5: Provide equal housing opportunity.

D. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
- f. Site development to capitalize upon potential long-term transit improvements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Policy LU 9.1.4: Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents.

Goal LU 10: Achieve the development of a range of commercial uses.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 11.1.2: Limit commercial uses in mixed-use development projects to those uses that are compatible with the residences.

Policy LU 11.1.4: Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed-use development projects.

Policy LU 11.1.5: Require that mixed-use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access.

Policy LU 11.1.6: Require that the ground floor of structures that horizontally integrate housing with commercial uses locate commercial uses along the street frontage (housing may be located to the rear and/or on upper floors).

Policy LU 11.1.7: Require that mixed-use development projects be designed to achieve a consistent and high quality character, including the consideration of the:

- a. Visual and physical integration among the commercial and residential uses (Plates LU-3 and LU-4);
- b. Architectural treatment of building elevations to convey the visual character of multiple building volumes and individual storefronts and residential units.

E. Noise Element

Policy N 1.3.10: Require that mechanical equipment, such as air conditioning units or pool equipment, comply with the City's Noise Ordinance and Zoning and Subdivision Ordinance.

Policy N 1.5.1: Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. The design measures may include: (1) the use of materials which mitigate sound transmission; or (2) the configuration of interior spaces to minimize sound amplification and transmission.

F. Urban Design Element

Goal UD 1.1: Enhance the visual image of the City of Huntington Beach

G. Utilities Element

Objective U 5.1: Ensure that adequate natural gas, telecommunication, and electrical systems are provided.

The proposed amendments to the General Plan and Zoning land use designations are a mechanism to achieve the goals of smart growth and sustainable development. The amendments would allow for a mixed use, transit-oriented, high density development thereby increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources. The area has a variety of complementary uses that are critical to any vibrant community such as commercial and entertainment uses, employment centers, a transit hub, and a school. Because of its location and unique features, the site would be appropriate in accommodating an infill development that is more compact in design and higher in density and compatible with the surrounding area. In doing so, multiple sustainable development principles are achieved, resulting in the social and economic well-being of the area. The benefits of mixed use developments include creating better places to live, work, and play, reducing dependence on the automobile, and lessening pollution and environmental degradation. Mixed use development is about widening the choices on where to live and how to travel, rejuvenating urban neighborhoods, bringing more people into everyday social interactions, and ensuring that communities continue to thrive.

The proposed project would be a mixed-use, transit-oriented, and high-density development that offers a wide range of housing opportunities and options, accommodating different age groups, income levels, and household types. The project is required to meet the City's affordable housing ordinance obligations providing the equivalent of 10 percent of the units (on-site and/or off-site) as affordable. In addition, the project provides a concentration of living, shopping, entertainment, educational, and employment opportunities within walking distance of the Golden West Transportation Center. This development promotes the use of transit services as an alternative to reliance on the automobile as the primary mode of transportation. Because the project is located in close proximity to different activities and uses, it provides opportunities and convenience for many households to use alternate travel modes such as walking and biking to complete their daily routines and run errands.

The structures of the proposed project are designed to convey a high quality visual image and character and ensure compatibility of residential and commercial uses. The project is designed with retail storefronts on the ground level and residential units above, incorporating design elements, building materials, and colors to differentiate and complement the residential and commercial components of the project. The proposed mix of retail and residential uses at the project site, along with high quality design and attractive pedestrian atmosphere, would activate the urban environment and revitalize community life.

Zoning Compliance:

Two of the entitlements associated with this project are to amend the Zoning designation for the site from General Commercial to Mixed Use-Transit Center District and to amend the HBZSO by adding Chapter 218 to establish the Mixed Use-Transit Center District zoning and development standards. The project will be required to comply with the adopted Mixed Use-Transit Center District zoning and development standards.

Urban Design Guidelines Conformance:

The proposed project has been analyzed for conformance with the Urban Design Guidelines, Chapter 3 (Multi-Family Residential), Chapter 4 (General Commercial), and Chapter 6 (Special Consideration Commercial Guidelines Mixed Use Projects). The applicant has completed the Urban Design Checklists for the proposed project and indicates compliance with the majority of the Guidelines (Attachment No. 16).

The Urban Design Guidelines recommend specific design criteria for mixed use projects. In particular, several recommendations are discussed for site planning and building design. The Urban Design Guidelines for mixed use project site planning recommend incorporation of the following:

- separate site access drive and parking facilities for residential and commercial uses
- security gates for access to residential uses and residential parking areas
- private open space areas for use by residents only

The Urban Design Guidelines for mixed use project building design recommend incorporation of the following:

- consistent architectural style and use of materials throughout the entire mixed-use project
- storefront design consistent with commercial development guidelines and residential design consistent with multi-family development guidelines
- separate entrances for residential and commercial uses when both uses are in the same structure

The proposed site layout conforms with these design recommendations through the provision of separate access drives and parking facilities for residential and commercial uses. In addition, the project provides private open space either accessible only from the individual units or common open space on the podium level, separated from the commercial uses by one floor. The applicant is utilizing a variety of building materials, design elements, and colors to differentiate and complement the residential and commercial components of the project.

Environmental Status:

The project's potential environmental impacts are analyzed and discussed in a separate staff report. Prior to any action on General Plan Amendment No. 07-003, Zoning Map Amendment No. 07-001 and Conditional Use Permit No. 07-043, it is necessary for the Planning Commission to review and act on Environmental Impact Report No. 07-004. Staff, in its initial study of the project, is recommending that Environmental Impact Report No. 07-004 be certified as adequate and complete with mitigation measures, findings of fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Although the project results in adverse impacts to the environment that cannot be mitigated or avoided, the Planning Commission may still approve the project if a Statement of Overriding Considerations is adopted. CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the City may consider the adverse environmental effects acceptable. In this particular case, staff believes the economic and social

benefits of the proposed project outweigh the adverse impact to Population and Housing and Transportation/Traffic. The adverse Population and Housing and Transportation/Traffic impacts are unavoidable because it has been determined that no feasible mitigation is available or the mitigation that could be implemented is outside the purview of the City and the Applicant.

Approval of the project changes the land use designation from Commercial General to Mixed Use and results in a new, optimally located mixed-use development that would be located in close proximity to transit uses and would serve as a model for modern residential development. In addition, the project would have the following benefits:

1. The project would establish zoning standards and implementation mechanisms applicable to mixed-use developments consistent with the policies and development framework of the City's General Plan and Zoning and Subdivision Ordinance to maximize land use opportunities.
2. The project would promote residential and commercial buildings that convey a high quality visual image and character, as well as provide for the development of mixed-use projects that integrate residential and commercial uses and ensure compatibility of these uses.
3. The project emphasizes compatibility and sensitivity to the existing uses surrounding the site and would include a variety of sustainable features, such as drought-tolerant landscaping, waterless urinals, roofing materials, and installation of low-flush water devices. The City is actively pursuing the feasibility of including additional features that would bring the building closer to LEED certification.
4. The project will maintain and enhance the community image of Huntington Beach through the design and construction of high quality development consistent with the Urban Design Element of the City's General Plan.
5. The project would foster walkability and reduced vehicle trips by locating close to an established transit center, college and shopping and other services.
6. The project would provide luxury apartments, filling an unmet niche in terms of housing production in the City as well as improving the supply of rental housing in the City.
7. The project will provide the equivalent of 10 percent of the units as affordable housing, consistent with City requirements.

Following approval of the general plan amendment, zoning map amendment, zoning text amendment, and conditional use permit, the Planning Commission must approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations (Attachment No. 11).

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board:

The proposed project was submitted to the Design Review Board (DRB) on two occasions (July 17, 2008 and August 14, 2008). On July 17, 2008, the DRB reviewed the colors, materials, design, and preliminary plans for The Ripcurl Project. The Board was informed of staff's recommendations regarding compliance with the Urban Design Guidelines. The Board expressed several overall concerns during their initial

review of the project. In summary, the Board expressed concerns regarding the use of different materials to differentiate the commercial and residential components of the project, accentuate the corner of the building, and the provision of vertical and horizontal articulations to the building. In response, the applicant altered the proposed architectural design, incorporated new building materials and colors, and garnered support from the Board. On August 14, 2008, the DRB recommended conceptual approval of the project with the following conditions of approval:

- 1. Provide architectural projections and recesses on all building elevations except for the building elevations that face each other (i.e. the east elevation of the west building and the west elevation of the east building).
- 2. Reduce the height of parapet walls to two feet and maintain the score-line design.
- 3. Provide a walkability/pedestrian access plan and landscape plans for Design Review Board approval.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, Building and Safety, Community Services, and Police have reviewed the project and recommended standard code requirements and conditions of approval. A summary of the applicable standard code requirements is included in a letter to the applicant and is provided for informational purposes only (Attachment No. 9). The Economic Development Department is recommending that 100 percent of the affordable housing requirement be located on-site.

Public Notification:

Legal notice was published in the Huntington Beach Independent on September 11, 2008, and notices were sent to property owners of record and occupants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department’s Notification Matrix), applicant, interested parties, and individuals/organizations that commented on the environmental document. As of September 15, 2008, 57 letters were received supporting the project.

Application Processing Dates:

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
Draft EIR: July 8, 2008	Within 1 year of complete application or July 8, 2009
General Plan Amendment: Not Applicable	Not Applicable
Zoning Map Amendment: Not Applicable	Not Applicable
Conditional Use Permit: August 5, 2008	Within 180 days from EIR Certification

ANALYSIS:

General Plan Amendment:

The request is to amend the General Plan Land Use designation on the approximately 3.8-acre site from the current CG-F1-d (Commercial General—0.35 Floor Area Ratio—Design Overlay) designation to the proposed M-F7-d (Mixed Use—3.0 Floor Area Ratio—Design Overlay) designation and to amend the General Plan Land Use Element by removing the subject area from Subarea 5E of the Community District and Subarea Schedule.

The existing General Plan Land Use designation for the site is Commercial General (CG), which permits a range of commercial activities. Subarea 5E, “Student Center”, allows community-serving commercial uses in two-story high buildings that achieve a unified “village” environment with common courtyards and pedestrian areas. The maximum allowable floor area ratio is 0.35 (57,934 sq. ft.) and the development is subject to special design standards. The proposed General Plan Land Use designation is Mixed Use (M), which allows for townhomes, garden apartments, and mid-/high-rise apartments and a range of commercial uses. To permit greater design flexibility and to address the uniqueness of a particular area, the exact density, location, and mix of uses are not specified. Staff proposes a maximum allowable floor area ratio of 3.0 and that the design overlay remain on the property, indicating the development is subject to special design standards.

The proposed amendment for the General Plan Land Use designation to mixed use for the subject site is a mechanism to achieve the goals of smart growth and sustainable development, discussed in the companion staff report for ZTA No. 07-004. The subject site is surrounded by a variety of uses that are critical to any vibrant community such as commercial and entertainment uses (Bella Terra Mall and those along Edinger Avenue), employment centers (Towers at Bella Terra), a transit hub (Golden West Transportation Center), and a school (Golden West College). The site allows an opportunity for an infill development that is more compact in design and higher in density. In addition, the area in the vicinity of the project site is targeted for revitalization efforts. The draft Beach-Edinger Specific Plan includes a vision of smart growth and sustainable development, incorporating more intensive mixed use development for the Edinger Avenue segment specifically. The Village at Bella Terra, the site east to the project site, is also proposing a mixed use project. Furthermore, the site is located at the intersection of two arterials and in close proximity to the I-405 freeway. Because its unique location and in light of the current planning efforts, the project site is an appropriate location to accommodate the proposed growth while minimizing off-site impacts to other areas of the City. The proposed higher density and taller structures at the project site would be compatible with the surrounding area. Close proximity to a variety of uses offers convenient opportunities for people to live, work, and play without depending on the automobile and consider alternative modes of transportation such as walking or biking.

Zoning Map Amendment:

The request is to amend the Zoning designation on the 3.8-acre site from the current CG (Commercial General) designation to the proposed MU-TCD (Mixed Use-Transit Center District) designation. The Zoning Map Amendment would provide consistency with the proposed General Plan Land Use designation of Mixed Use.

The existing Zoning designation for the subject site is Commercial General (CG). This designation permits a full range of retail and service businesses such as but not limited to: Group Residential, Community and Human Services, Convalescent Facilities, Day Care, Heliports, Hospitals, Religious Assembly, Schools (private or public), Utilities (minor or major), Animal Sales and Services, Building Materials and Services, Commercial Recreation and Entertainment, Eating and Drinking Establishments, Maintenance and Repair Services, Offices, Retail Sales, Vehicle Equipment Repair, Visitor Accommodations, etc. Development standards permit: minimum lot size of 10,000 sq. ft., minimum lot width 100 feet, maximum building height of 50 feet, maximum floor area ratio of 1.5, and minimum of 8% landscaping. Additional requirements are identified in Chapter 211, Commercial Districts (Attachment No. 14).

The proposed Mixed Use-Transit Center District Zoning designation is a new zoning designation that currently does not exist on the Zoning Map. As proposed, this designation permits multiple-family residential uses and a range of retail and service businesses such as but not limited to: Clubs and Lodges, Day Care, Religious Assembly, Schools (private and public), Eating and Drinking Establishments, Offices, Personal Services, Retail Sales, Visitor Accommodations, etc. Development standards permit: minimum lot size of 43,560 sq. ft. (one acre), minimum lot width 100 feet, maximum building height of 80 feet, maximum floor area ratio of 2.5, and minimum of 8% landscaping. Additional requirements are identified in the draft Ordinance for Chapter 218, Mixed Use-Transit Center District (Attachment No. 15).

The amendment of the Zoning designation for the subject site from Commercial to Mixed Use-Transit Center District implements the proposed General Plan Land Use designation of Mixed Use. This change is related to the focus on smart growth and sustainable development mentioned in the General Plan Amendment section above. Mixed use development is a strategy to meet the goals of smart growth. The benefits of mixed use development include producing an environment which is both attractive and sustainable by increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources. Transit-oriented development is about widening the choices on where to live and how to travel, rejuvenating urban neighborhoods, and bringing more people into everyday social interactions.

Conditional Use Permit:

The primary factors to consider when analyzing this project are compatibility with surrounding land uses, density, site layout/design, compliance with the proposed Mixed Use-Transit Center District standards, and affordable housing. The following is a detailed discussion of these issues.

Compatibility with Surrounding Land Uses

In the vicinity of the project site, there is a mix of land uses such as commercial and entertainment uses (Bella Terra Mall and those along Edinger Avenue), employment centers (Towers at Bella Terra and Golden West College), an educational use (Golden West College), a transit hub (Golden West Transportation Center), and mixed-uses (Old World Village). Because of the project site's location, it allows an opportunity for an infill development that is more compact in design and higher in density while protecting the residential areas of the City. The project site is an appropriate location to combine housing

and economic activity to provide both living and employment options for a wide range of people. The mix of land uses contemplated by the proposed project as well as those already existing in the vicinity would create a dynamic environment where people can live, work, and play within walking distance. The population increase would enhance the economic viability of the area by supplying a customer base for the area businesses. Not only would the proposed project be compatible with the surrounding land uses, it would contribute to the synergy in creating better places to live within an urban context.

Density

The current General Plan and Zoning designations of Commercial General do not allow multi-family residential uses. Part of the request is to establish a new zoning designation and category of Mixed Use-Transit Center District in order to implement the proposed project. This zoning category would allow for high density residential and commercial uses within one-quarter mile of established transit centers. The intent is to provide pedestrian-friendly, transit-oriented developments in areas adjacent to existing transit infrastructure. The proposed Zoning Text Amendment for the Mixed Use-Transit Center District does not specify a density limit. Although there is no specified density limits in the proposed Mixed Use-Transit Center District, there are development standards that would restrict the mass and bulk of the project such as setbacks, building height, maximum floor area ratio, maximum site coverage, minimum open space, parking requirements, and building design standards.

The Environmental Impact Report for The Ripcurl project analyzes the potential environmental impacts associated with implementation of the proposed project as well as identifies reasonable alternatives and appropriate mitigation measures. Four alternatives were evaluated for their ability to attain project objectives and avoid significant environmental impacts. Alternative 4: Reduced Project Alternative – Option 2, consisting of 385 residential units and 8,500 sq. ft. of commercial/retail space, was identified as the environmentally superior project. Implementation of this Alternative would reduce the cumulative significant and unavoidable traffic impact caused by the proposed project to a less-than-significant level. Alternative 4 would satisfy all of the identified project objectives related to developing dense residential uses within close proximity to transit, schools, and regional activities as well as retail opportunities. Staff is recommending approval of a modified Alternative 4 project with 385 residential units but 10,000 sq. ft. of commercial/retail space. The density of the recommended project would be approximately 101 units per net acre as opposed to the applicant's proposed project of approximately 115 units per net acre. Since the area surrounding the project site is targeted for revitalization efforts that include more intensive mixed use development, the more compact design and high density of the proposed project is appropriate for the site. In addition, the development of the proposed project at 101 units per net acre would have less than significant impacts on the environment, with the exception of one traffic impact that remains significant and unavoidable because the intersection is controlled by Caltrans and implementation of the mitigation measure cannot be guaranteed. Finally, the proposed Mixed Use-Transit Center District zoning regulations do not include a density limitation but incorporate other development standards to shape the bulk and mass of the project consistent with the intent and vision of the planning effort along the Beach/Edinger corridor.

Site Layout and Architectural Treatment

The proposed project is designed as a vertical mixed-use development with the retail and live/work component on the ground level and the residential component above. Having separation between residential and commercial uses would ensure compatibility of these uses on-site. Access to the development will be taken from both Gothard Street and Center Avenue. Pedestrian access to the retail stores and live/work units is provided along the project frontage on Gothard Street and Center Avenue. Pedestrian access to the residential units on the podium level is provided by two secured lobbies at the street level. Primary access to commercial parking is from Gothard Street and to residential parking from Center Avenue. Once inside the parking area, there is internal circulation but there is a secured gate that separates the commercial parking from residential parking. In addition, a driveable surface access lane is provided along the southern edge of the property for emergency vehicle access. This layout is designed to mitigate potential conflicts between these uses such as noise, security, and access.

The first residential or podium level is designed to have residential units that surround two central courtyards that are open to the sky. This level includes open space amenities that are available for the tenants' use, including a pool and spa area, fire pit, and movie projection area. Additionally, there are also a fitness center, business center, conference room and clubhouse on the podium level. There is also a creatively designed lounge/roof top deck element on the fifth level that allows interaction with the streetscape below. The open space amenities are centrally located and provide a variety of recreational options for tenants. The layout of the open space areas provides a focal point for the development and facilitates social interaction among neighbors.

The architectural treatment of the buildings includes numerous features that contribute to an attractive design, such as building offsets, distinct entries, courtyards, balconies, varied rooflines, and window treatments (Attachment No. 7). The architectural theme of the project is a coastal Mediterranean design. The project is utilizing a variety of building materials, design elements, and colors to differentiate and complement the residential and commercial components of the project as well as to accentuate the corner of the building. The use of building materials (stone, ceramic tiles, sandblasted concrete, plaster, metal trellis, fabric awnings), colors (terra cotta, limestone, cool whites, blue, gray-green), and paving materials (colored and enhanced concrete pavers) are designed to convey a high quality visual image and character for the development. Incorporation of the Design Review Board's recommended changes to the building elevations and parapet walls will enhance the building's architecture and make it more compatible with the character of the surrounding area.

Compliance with Proposed Mixed Use-Transit Center District Development standards

The project would comply with the proposed Mixed Use-Transit Center District (MU-TCD) development standards in the following areas:

- minimum lot area and lot width
- maximum building height
- minimum landscaping
- building design standards
- minimum setbacks
- maximum floor area ratio
- minimum unit size

The project as designed with 440 units would not comply with the minimum open space, off-street parking, and private storage space requirements. Below is a comparison of the staff recommended MU-TCD requirements and the proposed project provisions.

Development Standards	Proposed MU-TCD	The Ripcurl
Minimum Open Space		
Per Residential Unit	66,000 sq. ft. (150 sq. ft./unit)	60,443 sq. ft. (137 sq. ft./unit)
Private Open Space	26,400 sq. ft. (60 sq. ft./unit)	22,000 sq. ft. (50 sq. ft./unit)
Minimum Dimension	6 ft.	4 ft. 6 in.
Off-Street Parking and Loading		
Residential		
151 studio units	151 spaces (1/unit)	151 spaces (1/unit)
190 one-bedroom units	190 spaces (1/unit)	190 spaces (1/unit)
88 two-bedroom units	176 spaces (2/unit)	176 spaces (2/unit)
11 live/work units	11 spaces (1/unit)	11 spaces (1/unit)
guest parking	110 spaces (0.25/unit)	44 spaces (0.10/unit)
Commercial (10,000 sf)	50 spaces (1/200 sq. ft.)	50 spaces (1/200 sq. ft.)
Extra		83 spaces
Total Required	688 spaces tandem and compact parking spaces are not allowed	705 spaces 518 standard spaces 105 tandem spaces 82 compact spaces
Private Storage Space per Unit	50 cu. ft.	0 cu. ft.

If the proposed Mixed Use-Transit Center District development standards are adopted, the applicant would be required to modify the design to comply with all development standards, including minimum open space, off-street parking, and private storage space. The staff recommended approval of a 385-unit project would effect the requirements for open space and off-street parking.

Since the parking requirements would be established by the Mixed Use-Transit Center District, compliance with the parking requirements cannot be determined at this time. However, based on staff recommendations of the parking requirements in the proposed Mixed Use-Transit Center District, 688 standard parking spaces would be required with no allowance for compact or tandem parking. The applicant has indicated that allowing minimal amount of compact and tandem parking results in a better garage design, minimizes the square footage needed for parking, and reduces impacts associated with the construction and operation of the parking facility (Attachment No. 6 of the ZTA Staff Report). If the project is reduced from 440 units to 385 units, the applicant has indicated that the number of 2-bedroom units would increase. As a consequence the required amount of parking will increase to 717 parking spaces as indicated in the table below. Ultimately, the proposed project is required to comply with the adopted parking standards in the Mixed Use-Transit Center District.

Off-Street Parking	The Ripcurl as Proposed 440 Units	The Ripcurl as Recommended 385 Units
Residential		
studio units	151 spaces (151 units)	50 spaces (50 units)
one-bedroom units	190 spaces (190 units)	135 spaces (135 units)
two-bedroom units	176 spaces (88 units)	370 spaces (185 units)
live/work units	11 spaces (11 units)	15 spaces (15 units)
guest parking	110 spaces	97 spaces
Commercial (10,000 sf)	50 spaces (1/200 sq. ft.)	50 spaces (1/200 sq. ft.)
Total Required	688 spaces	717 spaces

Affordable Housing

The proposed mixed-use development would be required to provide affordable housing. According to the HBZSO, all new residential developments are required to provide the equivalent of 10 percent of the total units (44 units for the 440-unit proposed project, or 39 units for the reduced project of 385) as affordable. Affordability and income levels are based on Orange County median income levels and whether the affordable units are for-sale or for rent. The applicant provided a draft affordable housing plan (Attachment No. 10) that proposed to provide the affordable units in the following manner:

- affordable units will be made available to very low, low, or moderate-income households
- at least one-fifth of the total required affordable units will be provided on-site
- up to four-fifths of the total required affordable units will be provided off-site at one or multiple sites within the City using some combination of the following: building new units, renovating existing units, acquiring existing units, subsidizing the construction of another affordable housing project, partnering with another group to create affordable housing.

As part of the Mixed Use-Transit Center District zoning text amendment, staff is recommending that the proposed project comply with all the requirements set forth in Section 230.26 of the HBZSO, Affordable Housing. The applicant has submitted a letter in conjunction with the Zoning Text Amendment report indicating their agreement with that recommendation. Staff would note that the only portion of the applicant's plan that does not currently comply with the HBZSO is the request to be able to provide some of the units at the moderate income level.

The City's existing affordable housing ordinance requires that affordable rental units be provided to very low or low income households. In practice, the City has only required the affordable rental units at the low income level due to the fact that very low income units can realistically only be provided with significant subsidy from a governmental or non-profit agency. The ordinance also states that for-sale units can be at the median income level. Based on recent direction from the City Council Ad Hoc Committee on Affordable Housing, staff is working on revisions to the affordable housing ordinance to remove the language regarding very low income units and to increase the median income level to moderate income, which is what the City's affordable housing policy had been for more than a decade. The revisions to the ordinance are tentatively schedule for Planning Commission and City Council action in the next two months.

Based on the nature of the project and the fact that the affordable housing ordinance may be modified prior to The Ripcurl applicant receiving a building permit, or even final approvals, staff recommends a condition of approval as follows:

Prior to submittal for building permits, the applicant shall submit an Affordable Housing Agreement for review by the City of Huntington Beach City Council. The Agreement will provide for a minimum of 33 percent of the affordable housing requirement as affordable to low income households on-site. The remaining affordable housing requirement may be satisfied off-site at either the low or median income level, pursuant to the HBZSO, and the method and location of off-site compliance shall be set forth in the Agreement. The income levels of any of the units may be increased consistent with any change to the City's Affordable Housing Ordinance prior to execution of the Agreement; however, in no case shall the income requirements be more restrictive than as currently required by this Condition of Approval. The Affordable Housing Agreement shall be approved and recorded by the City prior to issuance of building permits.

If the project is approved with 385 units, this condition would result in a minimum of 13 low income rental units and 372 market rate rental units on the project site. The remaining 26 affordable units could be provided off-site as (currently) median-income level for-sale units or as low-income rental units. While staff's recommendation of 33 percent of the units on-site results in a greater financial burden on the applicant than their proposal of 20 percent, staff believes that this is reasonable given the greater density that is being recommended for the site. Should the project be further reduced in size, staff would recommend a smaller percentage of affordable units on-site.

Finally, staff does not think that a more restrictive affordable housing obligation should be imposed on the project in recognition of the important contribution that this project will make to the City's rental stock. As documented in the recent Housing Element update, the City's vacancy rate for rental housing is approximately two percent; however, industry standards call for a five percent rate. This is indicative of how needed rental housing is in Huntington Beach. The City has not had a new rental project of the caliber and size of The Ripcurl project in over a decade. Even market rate rental housing provides an affordable housing alternative for a variety of household types, from single person households to empty nesters, and is an essential component in accommodating the housing needs of the diverse population in the city.

Summary

Staff finds that the proposed project is compatible with surrounding uses in terms of density, architecture, site layout, design, access, and other development standards. The current Commercial General land use designations do not allow for residential uses but the proposed establishment of a new zoning designation of Mixed Use Transit Center District would allow for the implementation of the proposed project. The site layout, including vertical mixed-use design, project access, location of common open space, maximizes the use of the site and ensures compatibility between commercial and residential uses. The inclusion of many design features, building materials, and colors into the architectural design of the building enhances the project and creates a high quality development. The development standards in the proposed Mixed Use-Transit Center District would ensure that the proposed project would be compatible

with the surrounding land uses. Moreover, the project would provide much needed rental housing in the city. Therefore, staff supports the proposed amendments to the General Plan and Zoning designations as well as the proposed development of a mixed use project with 385 residential units and 10,000 sq. ft. of commercial/retail space.

ATTACHMENTS:

1. Draft City Council Resolution No. ____ for General Plan Amendment No. 07-003
2. Suggested Findings for Zoning Map Amendment No. 07-001
3. Draft Ordinance No. ____ for Zoning Map Amendment No. 07-001
4. General Plan Land Use Element- Existing Land Use Designation Exhibit and Excerpt of Existing Table LU-4 Community District and Subarea Schedule
5. Zoning Map – Existing Zoning Designation Exhibit
6. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 07-043
7. Site Plan, Floor Plans, Elevations, and other site plan exhibits dated August 6, 2008
8. Project Narrative dated February 21, 2008
9. Standard Code Requirements Letter dated July 3, 2008
10. Draft Affordable Housing Plan dated August 1, 2008
11. CEQA Statement of Findings and Fact with Statement of Overriding Considerations – EIR No. 07-004
12. Mitigation Monitoring and Reporting Program – EIR No. 07-004.
13. Environmental Impact Report No. 07-004 – **Not Attached—(Available at City Hall—3rd Floor Planning Department)**
14. HBZSO Chapter 211—Commercial Districts
15. Chapter 218—Mixed Use-Transit Center District (Staff Recommendation)
16. Design Review Board Checklists Completed by the Applicant (Multi Family Residential, General Commercial, Mixed Use Projects)
17. Letters Received Regarding the Proposed Project
18. Letter from Red Oak Investments—Summary of The Ripcurl Mixed Use Project

SH:HF:MBB:TN:lw

RESOLUTION NO. _____

DRAFT

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 07-003**

WHEREAS, General Plan Amendment No. 07-003 proposes to amend the Land Use Element of the City's General Plan to redesignate an approximate 3.8 acre piece of real property located on the southeast corner of Gothard Street and Center Avenue, as more particularly described as Exhibits "A" and "B" attached hereto, from CG-F1-d (Commercial General – 0.35 Floor Area Ratio – Design Overlay) to M-F7-d (Mixed Use – 3.0 Floor Area Ratio – Design Overlay). The amendment also includes removing the subject area from Subarea 5E of the Community District and Subarea Schedule of the General Plan.

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 07-003 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 07-003; and

The City Council finds that said General Plan Amendment No. 07-003 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located on the southeast corner of Gothard Street and Center Avenue in the City of Huntington Beach, and is more particularly described in the legal description and sketch attached hereto as Exhibits "A" and "B", respectively, and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 07-003, which amends the General Plan Land Use Designation for the subject area from CG-F1-d (Commercial General – 0.35 Floor Area Ratio – Design Overlay) to M-F7-d (Mixed Use – 3.0 Floor Area Ratio – Design Overlay)

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and the removal of the subject area from Subarea 5E of the Community District and Subarea Schedule, is hereby approved. The Director of Planning is hereby directed to prepare and file an amended Land Use Map. A copy of said map, as amended, shall be available for inspection in the Planning Department.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2008.

Mayor

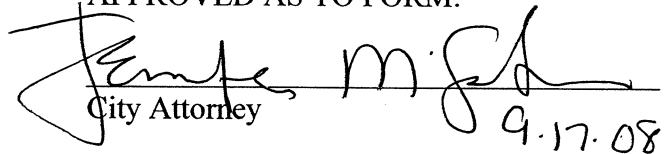
REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Administrator

Director of Planning

APPROVED AS TO FORM:


City Attorney 9.17.08

ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: Sketch

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 211, PAGES 25 AND 26 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 SOUTH $89^{\circ}32'15''$ WEST 605.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 NORTH $00^{\circ}39'08''$ WEST 287.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}11'23''$ AN ARC DISTANCE OF 50.37 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 NORTH $89^{\circ}32'15''$ EAST 231.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 396.43 FEET, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}21'46''$ AN ARC DISTANCE OF 92.46 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 FOR THE FOLLOWING THREE COURSES: SOUTH $00^{\circ}39'35''$ EAST 120.73 FEET; THENCE NORTH $89^{\circ}32'15''$ EAST 250.00 FEET; THENCE SOUTH $00^{\circ}39'35''$ EAST 210.00 FEET TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM A PORTION THEREOF 50% OF A 100% OF ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN, UNDER, OR THAT MAY BE PRODUCED OR RECOVERED FROM THAT PORTION OF SAID LAND BELOW A DEPTH OF 500 FEET FROM ITS SURFACE, WITH AND INCLUDING IN SUCH EXCEPTION AND RESERVATION, FOR THE BENEFIT OF THOSE ENTITLED THERETO, THE RIGHT AT ANY AND ALL TIMES TO ENTER UPON AND INTO ANY AND ALL PARTS OF THE PORTION OF SAID LAND BELOW SUCH DEPTH OF 500 FEET FROM ITS SURFACE FOR THE PURPOSE OF EXPLORING AND DRILLING FOR, MINING, DEVELOPING, REMOVING AND EXTRACTING ANY AND ALL SUCH

EXHIBIT "A"
LEGAL DESCRIPTION

SUBSTANCES BY SLANT OR DIRECTIONAL DRILLING OR OTHER OPERATIONS FROM OTHER LAND, ENTERING INTO AND PENETRATING THE LAND THE SUBJECT HEREOF, ONLY BELOW SUCH DEPTH OF 500 FEET FROM ITS SURFACE BUT WITH (AND THERE SHALL BE) NO RIGHT UNDER SUCH EXCEPTION AND RESERVATION OF ENTRY UPON OR USE OF THE SURFACE OR SUBSURFACE TO A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED BY DOROTHY THAYER PECK, IN DEED RECORDED OCTOBER 1, 1959, IN BOOK 4907, PAGE 389 OF OFFICIAL RECORDS, CHARLES H. THATCHER AND TITLE INSURANCE AND TRUST COMPANY A CALIFORNIA CORPORATION, ALL AS TRUSTEES OF THE TRUST UNDER WRITTEN DECLARATION THEREOF BY CARRIE A. PECK, DATED DECEMBER 18, 1936, AS TO AN UNDIVIDED 25% OF SAID 100% INTEREST, AND BY DOROTHY T. PECK, A WIDOW, IN HER INDIVIDUAL CAPACITY, AS TO AN UNDIVIDED 25% OF SAID 100% INTEREST.

ALSO EXCEPTING FROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE WITHOUT, HOWEVER, THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE OF 500 FEET BELOW SAID SURFACE, AS EXCEPTED IN THE GRANT DEED FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED JUNE 30, 1986 AS INSTRUMENT NO. 86-277355 OF OFFICIAL RECORDS.

CONTAINING 3.82 ACRES, MORE OR LESS.

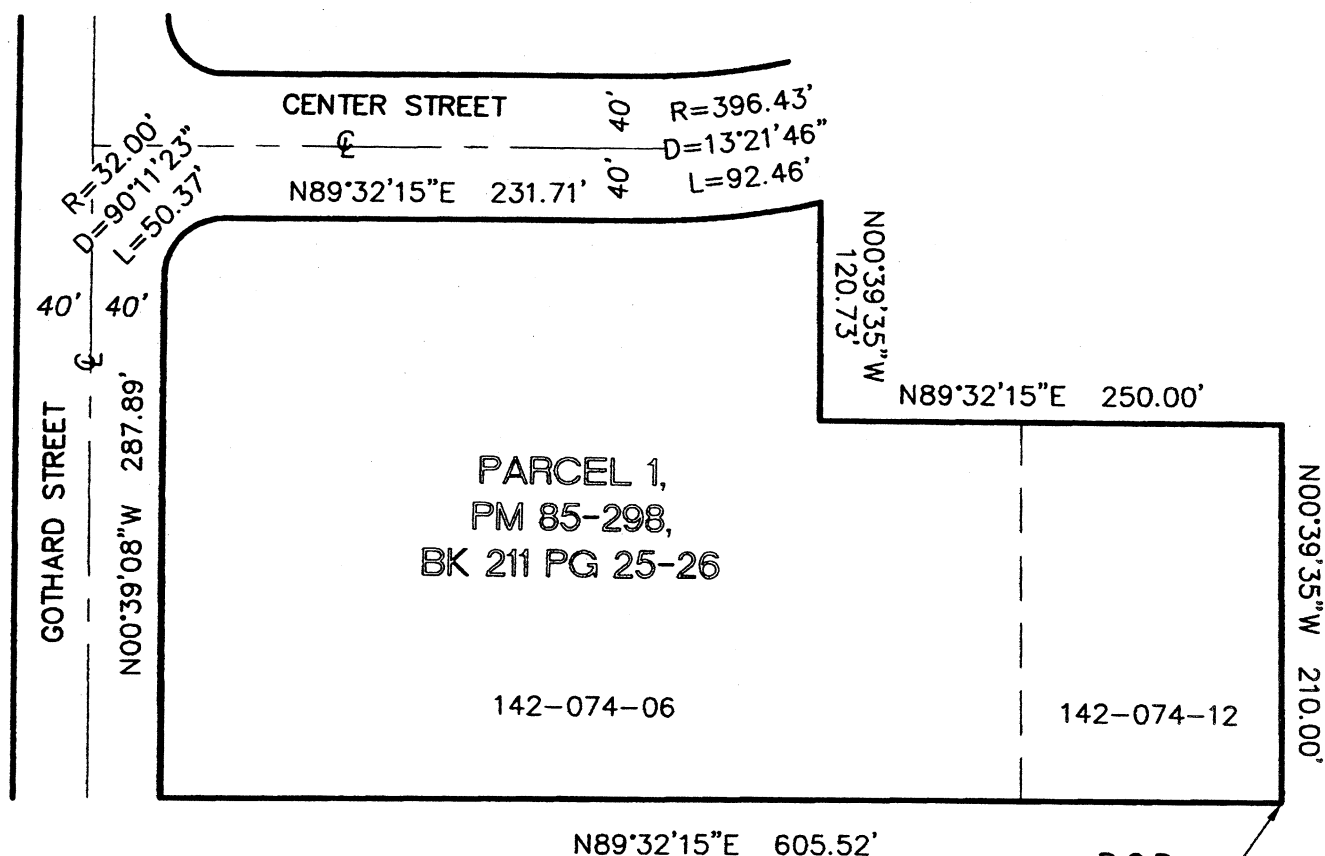
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Douglas W. Masson 8/12/08

DOUGLAS W. MASSON DATE
R.C.E. 17706
EXPIRES: 06-30-2009



EXHIBIT 'B'



LEGEND:

P.O.B. POINT OF BEGINNING

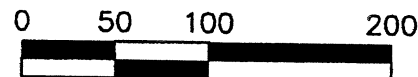
ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD PER PM 85-298,
BK 211, PG 25-26

APN's: 142-074-06 AND 142-074-12



THIS PLAT WAS PREPARED BY ME OR
UNDER MY DIRECTION.

Douglas W. Masson 8/12/08
DOUGLAS W. MASSON, R.C.E. 17706
EXPIRES: 06-30-2009



SCALE IN FEET
GRAPHIC SCALE
1"=100'

DATE: Aug 12, 08 5:39pm by: jgervais
FILE: I:\08\8027\PROD\Mapping\Legals & Plats\8027plat.dwg



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BOUNDARY PLAT FOR
PARCEL 1, PM 85-298,
BK 211, PG 25-26

ATTACHMENT NO. 15

ATTACHMENT NO. 2

SUGGESTED FINDINGS

ZONING MAP AMENDMENT NO. 07-001

SUGGESTED FINDINGS FOR APPROVAL – ZONING MAP AMENDMENT NO. 07-001:

1. Zoning Map Amendment No. 07-001 amends the existing zoning designation by changing the CG (Commercial General) zoning designation on the subject site to MU-TCD (Mixed Use-Transit Center District). The adoption of this amendment will establish the Mixed Use-Transit Center District zoning and development standards for the property and will be consistent with the objectives, policies, general land uses and programs specified in the City's General Plan as well as the proposed General Plan Amendment No. 07-003.

The proposed Mixed Use-Transit Center District zoning is consistent with the goals and policies of the Land Use Element of the General Plan by allowing for the creation of a development compatible with, and sensitive to the existing land uses in the project area and adjoining properties.

2. In the case of general land use provisions, the Zoning Map Amendment is consistent with the uses authorized in, and the standards prescribed for, the zoning district for which they are proposed. The proposed land uses identified in the Mixed Use-Transit Center District land use designation is consistent with the General Plan as well as the proposed General Plan Amendment No. 07-003.
3. A community need is demonstrated for the change proposed. The proposed mixed use-transit center district zoning provides the standards necessary to develop a high quality of mixed use land uses complementing and enhancing surrounding land uses. The existing Commercial General Land Use and Zoning designations do not facilitate the development of mixed-use projects. The mixed use-transit center district land use designation allows for the development of a mixed-use project that produces an environment which is both attractive and sustainable by increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources.
4. The adoption of the Mixed Use-Transit Center District zoning is consistent with good zoning practice and was prepared utilizing a comprehensive approach, which included involving the public in numerous public meetings and reviewing the proposed development in terms of potential benefits of this type of development in the larger context of directing future growth. The adoption of this zoning design would implement the goals of smart growth and sustainable development.

ORDINANCE NO. _____

DRAFT

**AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH
AMENDING DISTRICT MAP 15 (SECTIONAL DISTRICT MAP 14-5-11)
TO REZONE THE REAL PROPERTY GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF GOTHARD STREET AND CENTER AVENUE FROM
CG (COMMERCIAL GENERAL) TO
MU-TCD (MIXED USE-TRANSIT CENTER DISTRICT)
(ZONING MAP AMENDMENT NO. 07-001)**

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Map Amendment No. 07-001, which rezones the property generally located at the southeast corner of Gothard Street and Center Avenue from CG (Commercial General) to MU-TCD (Mixed Use-Transit Center District); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That the real property that is the subject of this Ordinance (hereinafter referred as the "Subject Property") is generally located at the southeast corner of Gothard Street and Center Avenue, and is more particularly described in the legal description and sketch attached hereto as Exhibits A and B, respectively, and incorporated by reference as though fully set forth herein.

SECTION 2. That the zoning designation of the Subject Property is hereby changed from CG (Commercial General) to MU-TCD (Mixed Use-Transit Center District).

DRAFT

SECTION 3. That Huntington Beach Zoning and Subdivision Ordinance Section 201.04B District Map 15 (Sectional District Map 14-5-11) is hereby amended to reflect Zoning Map Amendment No. 07-001 as described herein. The Director of Planning is hereby directed to prepare and file an amended map. A copy of said District Map, as amended, shall be available for inspection in the Office of the City Clerk.

SECTION 4. This ordinance shall take effect thirty days after passage.

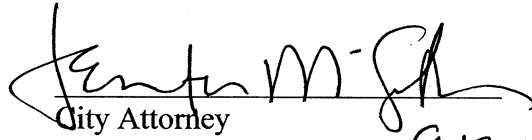
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2008.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk



City Attorney 9.17.08

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Administrator

Director of Planning

ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: Sketch

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LEGAL DESCRIPTION

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EXCEPTING THEREFROM A PORTION THEREOF 50% OF A 100% OF ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN, UNDER, OR THAT MAY BE PRODUCED OR RECOVERED FROM THAT PORTION OF SAID LAND BELOW A DEPTH OF 500 FEET FROM ITS SURFACE, WITH AND INCLUDING IN SUCH EXCEPTION AND RESERVATION, FOR THE BENEFIT OF THOSE ENTITLED THERETO, THE RIGHT AT ANY AND ALL TIMES TO ENTER UPON AND INTO ANY AND ALL PARTS OF THE PORTION OF SAID LAND BELOW SUCH DEPTH OF 500 FEET FROM ITS SURFACE FOR THE PURPOSE OF EXPLORING AND DRILLING FOR, MINING, DEVELOPING, REMOVING AND EXTRACTING ANY AND ALL SUCH

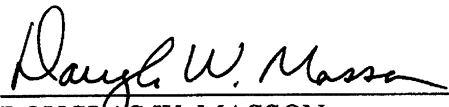
EXHIBIT "A"
LEGAL DESCRIPTION

SUBSTANCES BY SLANT OR DIRECTIONAL DRILLING OR OTHER OPERATIONS FROM OTHER LAND, ENTERING INTO AND PENETRATING THE LAND THE SUBJECT HEREOF, ONLY BELOW SUCH DEPTH OF 500 FEET FROM ITS SURFACE BUT WITH (AND THERE SHALL BE) NO RIGHT UNDER SUCH EXCEPTION AND RESERVATION OF ENTRY UPON OR USE OF THE SURFACE OR SUBSURFACE TO A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED BY DOROTHY THAYER PECK, IN DEED RECORDED OCTOBER 1, 1959, IN BOOK 4907, PAGE 389 OF OFFICIAL RECORDS, CHARLES H. THATCHER AND TITLE INSURANCE AND TRUST COMPANY A CALIFORNIA CORPORATION, ALL AS TRUSTEES OF THE TRUST UNDER WRITTEN DECLARATION THEREOF BY CARRIE A. PECK, DATED DECEMBER 18, 1936, AS TO AN UNDIVIDED 25% OF SAID 100% INTEREST, AND BY DOROTHY T. PECK, A WIDOW, IN HER INDIVIDUAL CAPACITY, AS TO AN UNDIVIDED 25% OF SAID 100% INTEREST.

ALSO EXCEPTING FROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE WITHOUT, HOWEVER, THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE OF 500 FEET BELOW SAID SURFACE, AS EXCEPTED IN THE GRANT DEED FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED JUNE 30, 1986 AS INSTRUMENT NO. 86-277355 OF OFFICIAL RECORDS.

CONTAINING 3.82 ACRES, MORE OR LESS.

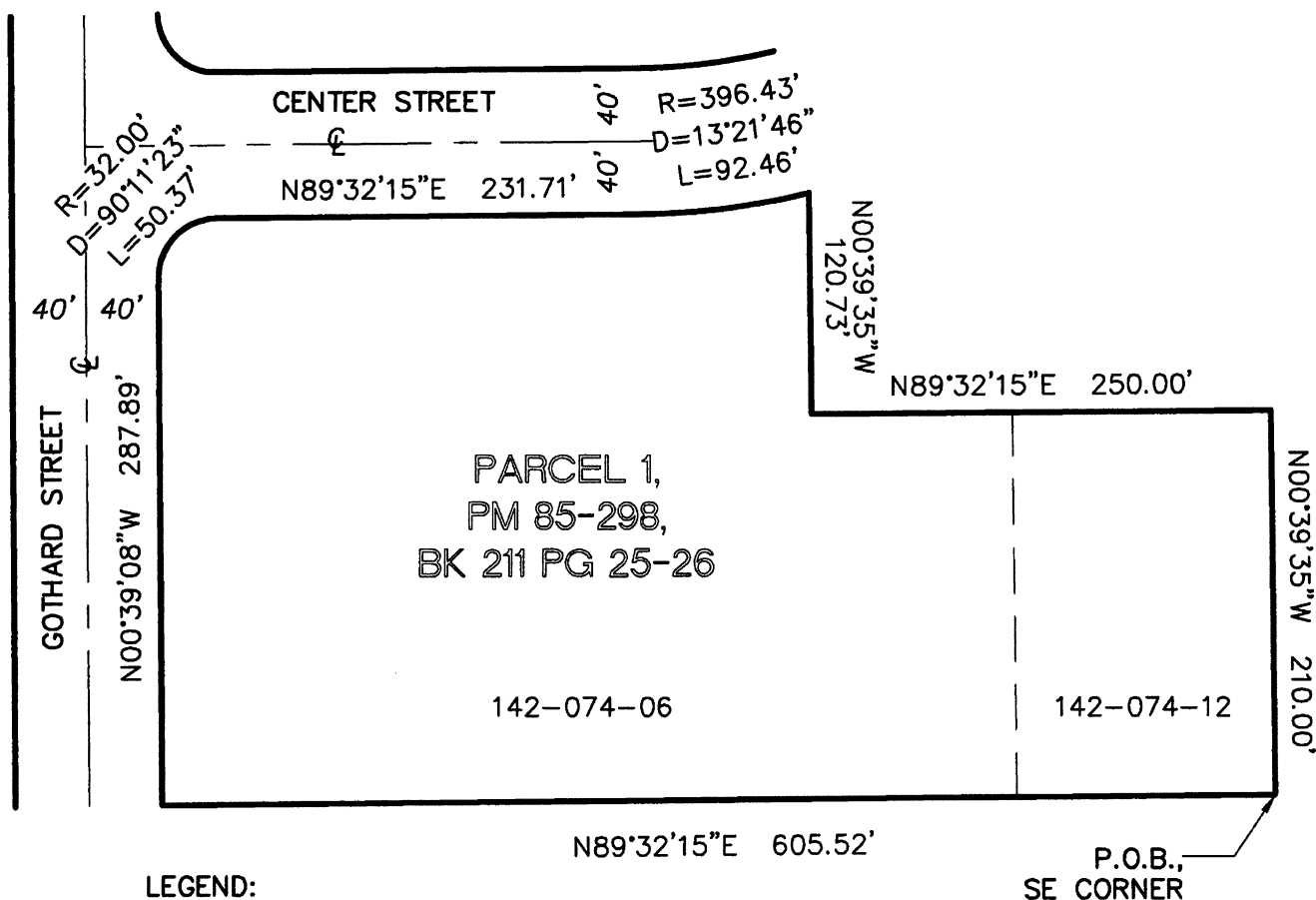
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

 8/12/08

DOUGLAS W. MASSON DATE
R.C.E. 17706
EXPIRES: 06-30-2009



EXHIBIT 'B'



LEGEND:

P.O.B. POINT OF BEGINNING

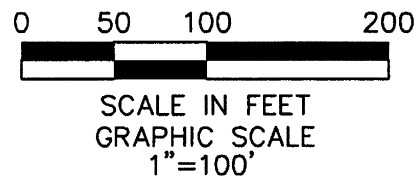
ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD PER PM 85-298,
BK 211, PG 25-26

APN's: 142-074-06 AND 142-074-12



THIS PLAT WAS PREPARED BY ME OR
UNDER MY DIRECTION.

Douglas W. Masson 8/12/08
DOUGLAS W. MASSON, R.C.E. 17706
EXPIRES: 06-30-2009



DATE: Aug 12, 08 5:39pm by: jgervais

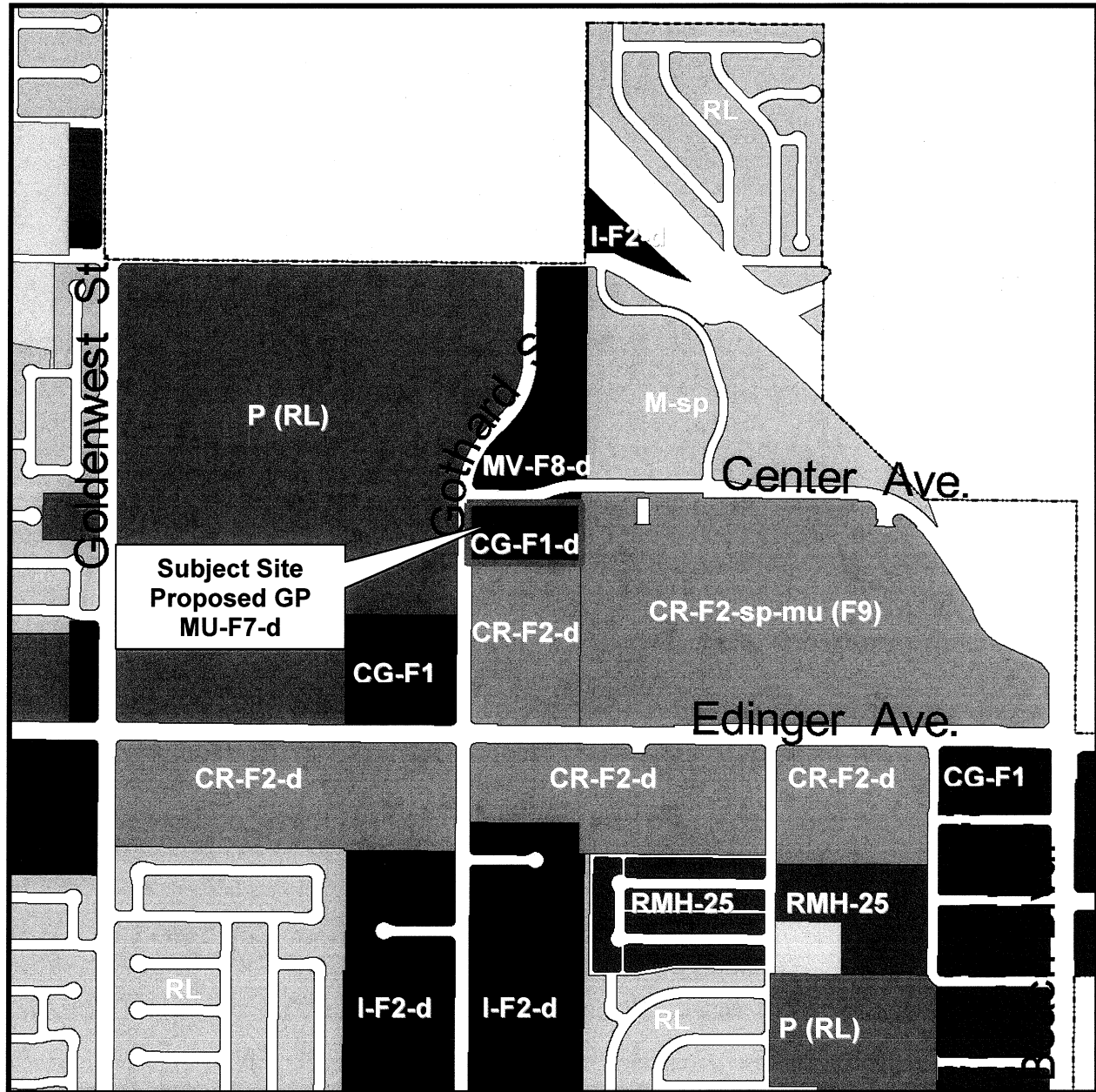
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**BOUNDARY PLAT FOR
PARCEL 1, PM 85-298,
BK 211, PG 25-26**

ATTACHMENT NO. 3.5



CURRENT AND PROPOSED GENERAL PLAN DESIGNATIONS

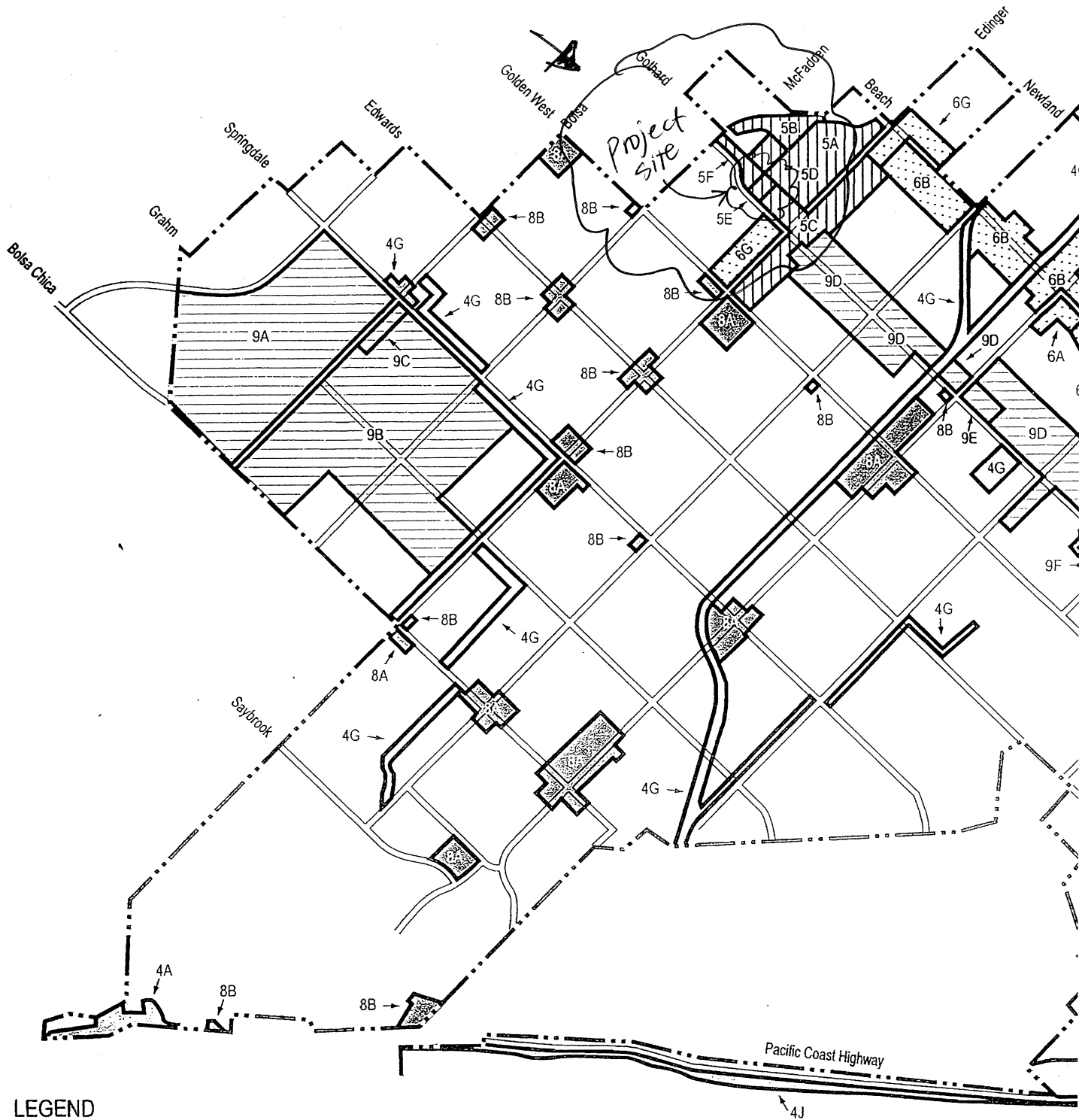
GENERAL PLAN AMENDMENT NO. 07-003

(THE RIPCURL- 7302-7400 CENTER AVENUE)

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
5C Edinger Corridor	Permitted Uses	Category: Commercial Regional ("CR") Region-serving commercial uses, including "big-box" retail uses permitted by the "CR" land use category.
	Density/Intensity	Category: "-F2" <ul style="list-style-type: none"> Height: three (3) stories
	Design and Development	Category: Special Design ("-d") <ul style="list-style-type: none"> Design and site development as a cohesive and integrated center as stipulated by Policy LU 10.1.15. Mitigate noise and vehicular impacts that may occur on adjacent residential neighborhoods. Implement extensive streetscape improvements (landscape, signage, lighting, etc.) along Edinger.
5D "Old World"	Permitted Uses	Category: Mixed Use ("M") Community-serving commercial uses, motel/bed and breakfast, restaurants, cultural facilities, and similar uses (as permitted by the "CG" land use category) and free-standing multi-family housing.
	Density/Intensity	Category: "-F2/45" <ul style="list-style-type: none"> Motel: 12 units Height: three (3) stories
	Design and Development	Category: Special Design ("-d") <ul style="list-style-type: none"> New development shall be designed to be consistent with the style of existing buildings. Provide pedestrian linkages to uses within the subarea and adjacent centers.
5E "Student Center"	Permitted Uses	Category: Commercial General ("CG") Community-serving commercial uses permitted by the "CG" land use category.
	Density/Intensity	Category: "-F1" <ul style="list-style-type: none"> Height: two (2) stories
	Design and Development	Category: Special Design ("-d") <ul style="list-style-type: none"> Design and site development to achieve a unified "village" environment (as defined by Policy LU 10.1.12). Locate buildings around common courtyards and pedestrian areas. Discourage the development of office uses on the first floor. Establish pedestrian linkages to Golden West College and adjacent regional commercial centers.



LEGEND

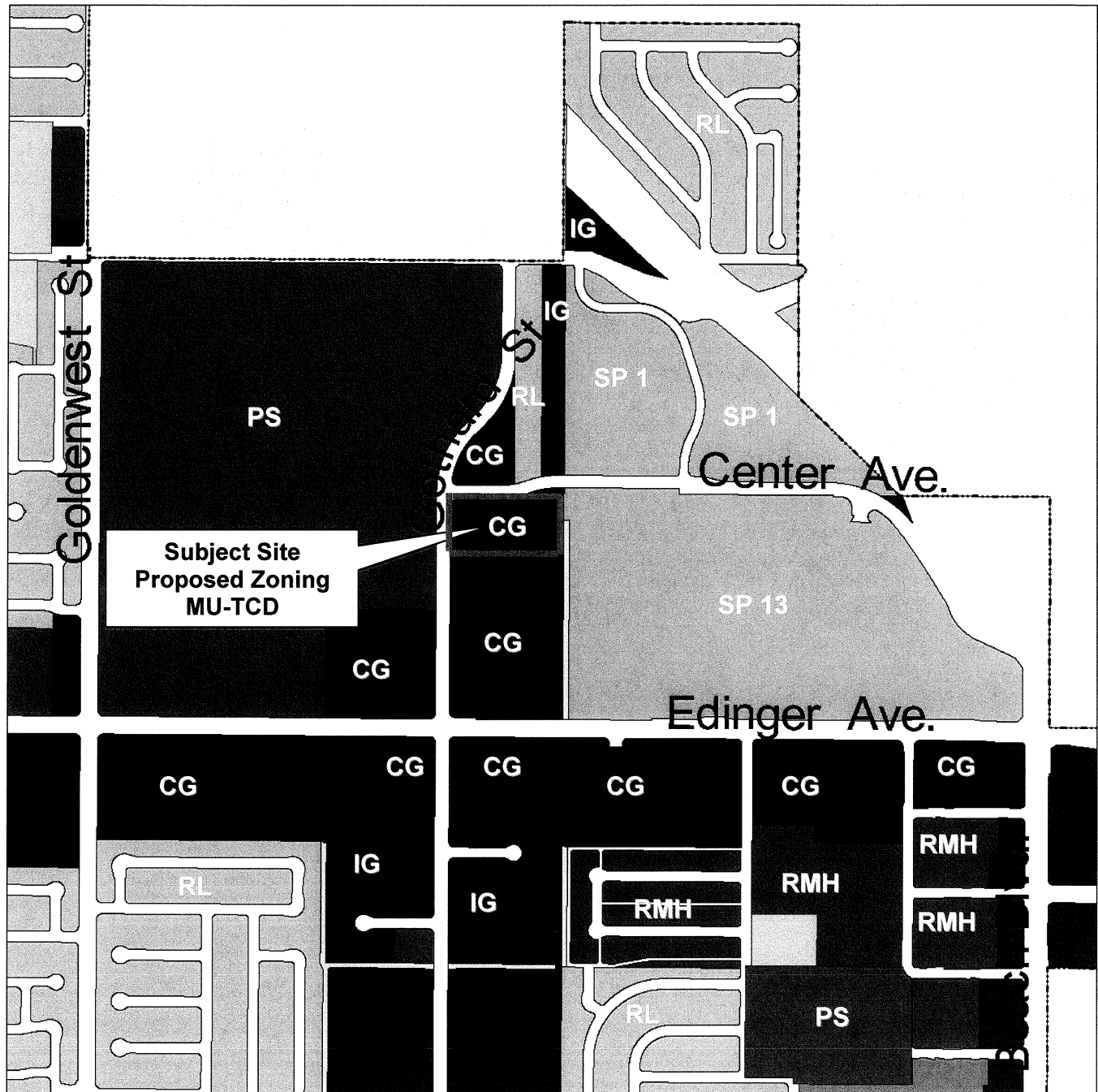
	City Boundary		Old Town		Beach Boulevard
	Downtown		PCH Coastal Corridor		Civic Center Node
	Pier		Regional Commercial Core		Commercial Nodes
					Industrial Nodes

HUNTINGTON BEACH SUB-AREA MAP

City of Huntington Beach General Plan

II-LU-66

ATTACHMENT NO. 4.3



CURRENT AND PROPOSED ZONING DESIGNATIONS

ZONING MAP AMENDMENT NO. 07-001

(THE RIPCURL- 7302-7400 CENTER AVENUE)

ATTACHMENT NO. 5.1

ATTACHMENT NO. 6

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 07-043

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 07-043:

1. Conditional Use Permit No. 07-043 for the construction of 385 residential units and 10,000 sq. ft. of commercial/retail space will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed transit-oriented development would produce an environment which is both attractive and sustainable by increasing housing options, promoting alternative modes of transportation, and creating a local sense of place. The adjacency to a variety of commercial, entertainment, educational, and transportation uses allows the project to have a more compact and higher density development while minimizing adverse environmental effects. The mix of land uses contemplated by the proposed project as well as those already existing in the vicinity would create a dynamic environment where people can live, work, and play within a walking distance. The population increase would enhance the economic viability of the area by supplying a customer base for the area businesses. In addition, the architectural treatment of the buildings includes numerous features that contribute to an attractive design and convey a high quality visual image and character of the development. The provision of centrally located courtyards and open space amenities add to the appeal of the development. Given these project features, the project would fit within the surrounding neighborhood.
2. The conditional use permit will be compatible with surrounding uses because the proposed mixed-use project is complementary to existing uses in the vicinity. The area in proximity to the project site is targeted for revitalization efforts, incorporating more intense mixed use development. Because of its unique location, the project will accommodate the proposed growth that is compatible with surrounding uses. The project is designed to convey a high quality visual image and attractive pedestrian atmosphere to harmonize with developments in the vicinity. Furthermore, compliance with the mitigation measures of Environmental Impact Report No. 05-01 and code provisions will ensure that the project will be compatible with other area developments.
3. The proposed mixed use project will comply with the provisions of the base district and other applicable provisions in the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it would be located. The proposed development will comply with all code provisions, including setbacks, building height, open space, parking, and building design standards. Compliance with the development standards will ensure a high quality development that would be compatible with the surrounding land uses.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the proposed Land Use Element designation of Mixed Use on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Circulation Element

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

B. Growth Management Element

Policy GM 3.1.8: Promote traffic reduction strategies including alternate travel modes, alternate work hours, and a decrease of vehicle trips throughout the city.

C. Housing Element

Policy H 2.2: Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Goal H 5: Provide equal housing opportunity.

D. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.

- f. Site development to capitalize upon potential long-term transit improvements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Policy LU 9.1.4: Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents.

Goal LU 10: Achieve the development of a range of commercial uses.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 11.1.2: Limit commercial uses in mixed-use development projects to those uses that are compatible with the residences.

Policy LU 11.1.4: Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed-use development projects.

Policy LU 11.1.5: Require that mixed-use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access.

Policy LU 11.1.6: Require that the ground floor of structures that horizontally integrate housing with commercial uses locate commercial uses along the street frontage (housing may be located to the rear and/or on upper floors).

Policy LU 11.1.7: Require that mixed-use development projects be designed to achieve a consistent and high quality character, including the consideration of the:

- a. Visual and physical integration among the commercial and residential uses (Plates LU-3 and LU-4);
- b. Architectural treatment of building elevations to convey the visual character of multiple building volumes and individual storefronts and residential units.

E. Noise Element

Policy N 1.3.10: Require that mechanical equipment, such as air conditioning units or pool equipment, comply with the City's Noise Ordinance and Zoning and Subdivision Ordinance.

Policy N 1.5.1: Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. The design measures may include: (1) the use of materials which mitigate sound transmission; or (2) the configuration of interior spaces to minimize sound amplification and transmission.

F. Urban Design Element

Goal UD 1.1: Enhance the visual image of the City of Huntington Beach

G. Utilities Element

Objective U 5.1: Ensure that adequate natural gas, telecommunication, and electrical systems are provided.

The proposed amendments to the General Plan and Zoning land use designations are a mechanism to achieve the goals of smart growth and sustainable development. The amendments would allow for a mixed use, transit-oriented, high density development thereby increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources. The area has a variety of complementary uses that are critical to any vibrant community such as commercial and entertainment uses, employment centers, a transit hub, and a school. Because of its location and unique features, the site would be appropriate in accommodating an infill development that is more compact in design and higher in density and compatible with the surrounding area. In doing so, multiple sustainable development principles are achieved, resulting in the social and economic well-being of the area. The benefits of mixed use developments include creating better places to live, work, and play, reducing dependence on the automobile, and lessening pollution and environmental degradation. Mixed use development is about widening the choices on where to live and how to travel, rejuvenating urban neighborhoods, bringing more people into everyday social interactions, and ensuring that communities continue to thrive.

The proposed project would be a mixed-use, transit-oriented, and high-density development that offers a wide range of housing opportunities and options, accommodating different age groups, income levels, and household types. The project is required to meet the City's affordable housing ordinance obligations providing the equivalent of 10 percent of the units (on-site and/or off-site) as affordable. In addition, the project provides a concentration of living, shopping, entertainment, educational, and employment opportunities within walking distance of the Golden West Transportation Center. This development promotes the use of transit services as an alternative to reliance on the automobile as the primary mode of transportation. Because the project is located in close proximity to different activities and uses, it provides opportunities and convenience for many households to use alternate travel modes such as walking and biking to complete their daily routines and run errands.

The structures of the proposed project are designed to convey a high quality visual image and character and ensure compatibility of residential and commercial uses. The project is designed with retail storefronts on the ground level and residential units above, incorporating design elements, building materials, and colors to differentiate and complement the residential and commercial components of the project. The proposed mix of retail and residential uses at the project site, along with high quality design and attractive pedestrian atmosphere, would activate the urban environment and revitalize community life.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 07-043:

1. The site plan, floor plans, elevations, and other site plan exhibits received and dated August 6, 2008 shall be the conceptually approved design with the following modifications.
 - a. The project shall be revised to reduce the number of residential units from 440 units to 385 units and retain the 10,000 sq. ft. of commercial/retail space.
 - b. The number of onsite parking spaces shall be increased to comply with the minimum parking requirements of the MU-TCD development standards.
 - c. The minimum open space areas shall be provided to comply with the open space requirements of the MU-TCD development standards.
 - d. The minimum private storage space shall be provided to comply with the private storage space requirements of the MU-TCD development standards.
 - e. Architectural projections and recesses shall be provided on all building elevations except for the building elevations that face each other (i.e. the east elevation of the west building and west elevation of the east building).
 - f. The height of parapet walls shall be reduced to two feet and maintain the score-line design.
 - g. A walkability/pedestrian access plan and landscape plans shall be submitted for Design Review Board approval.
 - h. The recreation room shall be designed to have windows looking out onto the courtyard and the elevator waiting area to provide more visibility. **(PD)**
2. Prior to receiving a precise grading and building permit, the following shall be submitted and approved:
 - a. The applicant shall prepare a site Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering as well as for surface drainage. **(PW)**
 - b. A Shoring Plan prepared by a Civil or Structural Engineer shall be submitted to the Public Works Department (for reference only) with first submittal of the Precise Grading Plan. **(PW)**
3. During grading and construction, the following shall be completed:
 - a. Raker braces per the preliminary Geotechnical Report (dated December 12, 2006) shall be used for lateral support of the temporary shoring during the construction phase of the project. **(PW)**

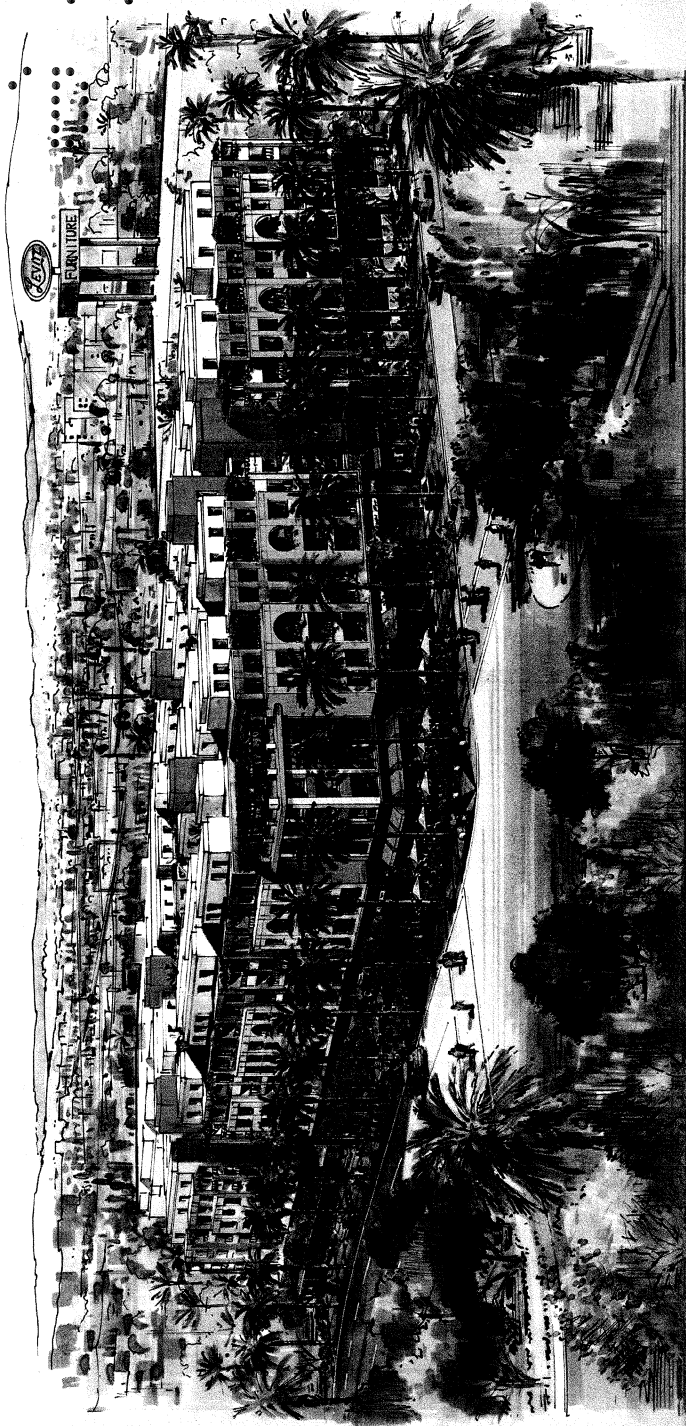
- b. Tie-back anchors will not be allowed in the public right-of-way (under Gothard Street or Center Avenue) or under any adjacent private property (Levitz and Southern California Edison). **(PW)**
- 4. Prior to submittal of building permits, the following shall be submitted:
 - a. An Affordable Housing Agreement shall be submitted for review by the City of Huntington Beach City Council. The Agreement shall provide for a minimum of 33 percent of the affordable housing requirement as affordable to low income households on-site. The remaining affordable housing requirement may be satisfied off-site at either the low or median income level, pursuant to the HBZSO, and the method and location of off-site compliance shall be set forth in the Agreement. The income levels of any of the units may be increased consistent with any change to the City's Affordable Housing Ordinance prior to execution of the Agreement; however, in no case shall the income requirements be more restrictive than as currently required by this Condition of Approval.
- 5. Prior to issuance of building permits, the following shall be approved:
 - a. The Affordable Housing Agreement shall be approved and recorded by the City prior to issuance of building permits.
- 6. Prior to final inspection, the following shall be completed:
 - a. The project developer shall construct an underground storm drain pipe along the east side of Gothard Street from Center Avenue to Edinger Avenue to connect to the existing, underground Edinger Avenue storm drain pipe. Based on a Final Hydrology and Hydraulics Report, the new Gothard Street, underground storm drain facility sizing and design shall be targeted to convey the highest storm event exceedance flow rates along Gothard Street at full build-out of the General Plan, including contributions from any permanent groundwater dewatering system. The proposed project onsite storm drainage system shall be designed to convey all water quality treated flow directly into the new underground storm drain pipe along Gothard Street. **(PW)**
 - b. An antenna shall be installed within the underground parking structure to relay Police and Fire Department radio transmissions. **(PD)**
 - c. Lighting in the parking structure shall be placed over and between parking stalls. **(PD)**
 - d. Surveillance cameras shall be installed at the elevator areas, stairwells, and main residential lobby and recorded 24 hours a day, every day. **(PD)**
 - e. Elevators and stairwells shall be adequately lighted. **(PD)**
 - f. Products shall be attached to areas vulnerable to skateboarding opportunities near the northwest side of the building in order to prevent noise and damage to property. **(PD)**

7. The City reserves the right to require the property owner to dedicate a portion of the private onsite fire water system to become a future public water system that will be owned and maintained by the City; and shall require the property owner to dedicate a minimum ten (10) feet water utility easement (five feet on either side of the water pipeline and appurtenances) for any portion of the private onsite fire water system that will become public and any new water pipelines/facilities constructed within the subject property that will be part of the public water system. **(PW)**
8. The City reserves the right to require the property owner to enter into a Special Utility Easement Agreement (SUEA) with the City for any portion of the private on-site fire water system that will be converted to a public water system and any new water pipelines/facilities constructed within the subject property that will be part of the public water system. **(PW)**
9. To be consistent with the City's condition to convert a portion of the private onsite fire water system to a future public water system, backflow protection devices are required on all individual water service connections (domestic, irrigation and fire) served from the private on-site domestic and fire water pipelines. **(PW)**
10. The project shall comply with all mitigation measures adopted in conjunction with Environmental Impact Report No. 07-004.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

REDAK



THE RIPCURL
WATER USE DEVELOPMENT

AMSTAR GROUP

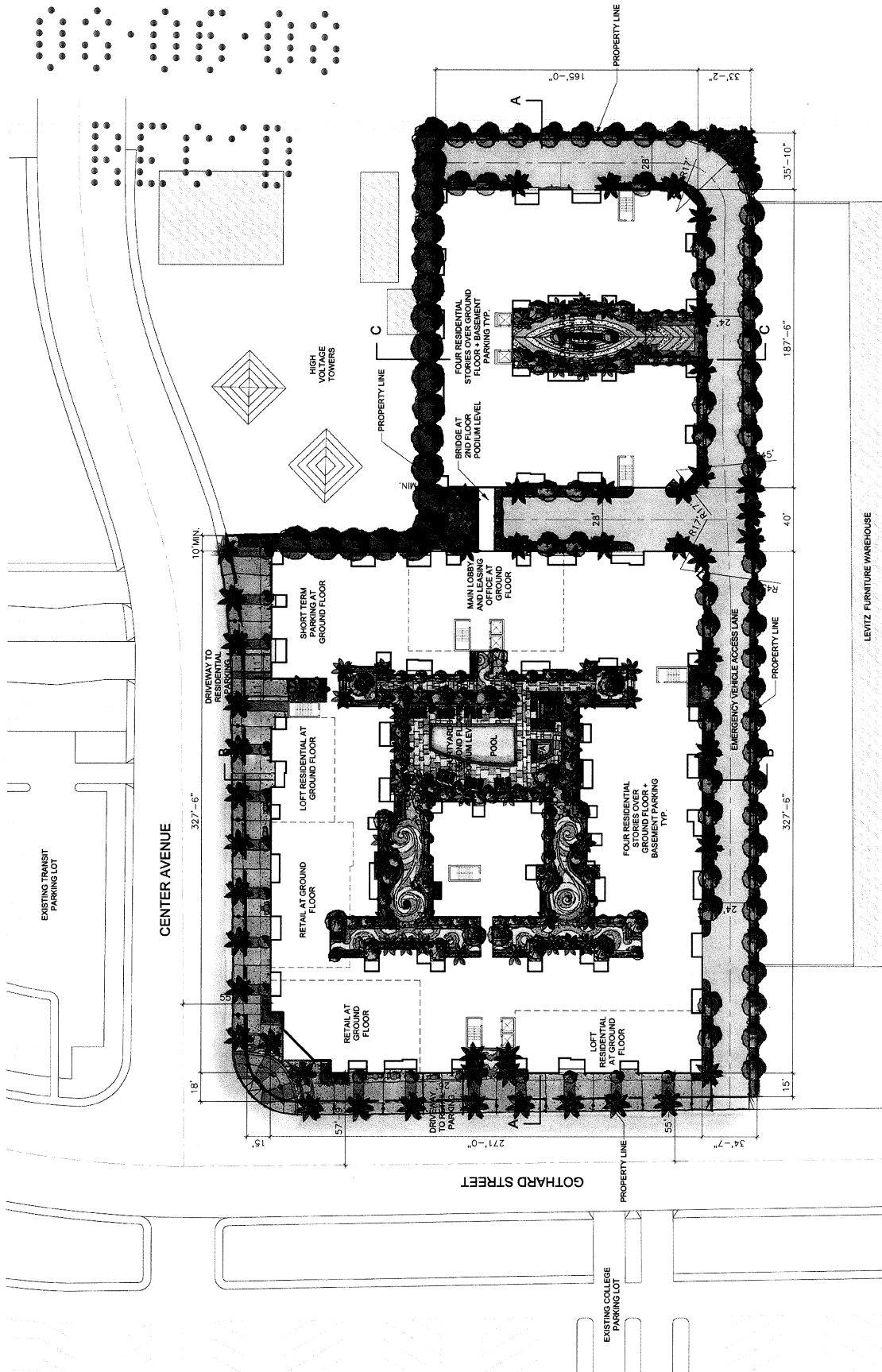
RED OAK
INVESTMENTS
A Real Estate Development Company

landarc west

VAN TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTS - PLANNERS - INTERIORS

PROJECT SUMMARY

Unit Area	Max. Unit	Unit	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st	32nd	33rd	34th	35th	36th	37th	38th	39th	40th	41st	42nd	43rd	44th	45th	46th	47th	48th	49th	50th	51st	52nd	53rd	54th	55th	56th	57th	58th	59th	60th	61st	62nd	63rd	64th	65th	66th	67th	68th	69th	70th	71st	72nd	73rd	74th	75th	76th	77th	78th	79th	80th	81st	82nd	83rd	84th	85th	86th	87th	88th	89th	90th	91st	92nd	93rd	94th	95th	96th	97th	98th	99th	100th	101st	102nd	103rd	104th	105th	106th	107th	108th	109th	110th	111th	112th	113th	114th	115th	116th	117th	118th	119th	120th	121st	122nd	123rd	124th	125th	126th	127th	128th	129th	130th	131st	132nd	133rd	134th	135th	136th	137th	138th	139th	140th	141st	142nd	143rd	144th	145th	146th	147th	148th	149th	150th	151st	152nd	153rd	154th	155th	156th	157th	158th	159th	160th	161st	162nd	163rd	164th	165th	166th	167th	168th	169th	170th	171st	172nd	173rd	174th	175th	176th	177th	178th	179th	180th	181st	182nd	183rd	184th	185th	186th	187th	188th	189th	190th	191st	192nd	193rd	194th	195th	196th	197th	198th	199th	200th	201st	202nd	203rd	204th	205th	206th	207th	208th	209th	210th	211st	212nd	213rd	214th	215th	216th	217th	218th	219th	220th	221st	222nd	223rd	224th	225th	226th	227th	228th	229th	230th	231st	232nd	233rd	234th	235th	236th	237th	238th	239th	240th	241st	242nd	243rd	244th	245th	246th	247th	248th	249th	250th	251st	252nd	253rd	254th	255th	256th	257th	258th	259th	260th	261st	262nd	263rd	264th	265th	266th	267th	268th	269th	270th	271st	272nd	273rd	274th	275th	276th	277th	278th	279th	280th	281st	282nd	283rd	284th	285th	286th	287th	288th	289th	290th	291st	292nd	293rd	294th	295th	296th	297th	298th	299th	300th	301st	302nd	303rd	304th	305th	306th	307th	308th	309th	310th	311st	312nd	313rd	314th	315th	316th	317th	318th	319th	320th	321st	322nd	323rd	324th	325th	326th	327th	328th	329th	330th	331st	332nd	333rd	334th	335th	336th	337th	338th	339th	340th	341st	342nd	343rd	344th	345th	346th	347th	348th	349th	350th	351st	352nd	353rd	354th	355th	356th	357th	358th	359th	360th	361st	362nd	363rd	364th	365th	366th	367th	368th	369th	370th	371st	372nd	373rd	374th	375th	376th	377th	378th	379th	380th	381st	382nd	383rd	384th	385th	386th	387th	388th	389th	390th	391st	392nd	393rd	394th	395th	396th	397th	398th	399th	400th	401st	402nd	403rd	404th	405th	406th	407th	408th	409th	410th	411st	412nd	413rd	414th	415th	416th	417th	418th	419th	420th	421st	422nd	423rd	424th	425th	426th	427th	428th	429th	430th	431st	432nd	433rd	434th	435th	436th	437th	438th	439th	440th	441st	442nd	443rd	444th	445th	446th	447th	448th	449th	450th	451st	452nd	453rd	454th	455th	456th	457th	458th	459th	460th	461st	462nd	463rd	464th	465th	466th	467th	468th	469th	470th	471st	472nd	473rd	474th	475th	476th	477th	478th	479th	480th	481st	482nd	483rd	484th	485th	486th	487th	488th	489th	490th	491st	492nd	493rd	494th	495th	496th	497th	498th	499th	500th	501st	502nd	503rd	504th	505th	506th	507th	508th	509th	510th	511st	512nd	513rd	514th	515th	516th	517th	518th	519th	520th	521st	522nd	523rd	524th	525th	526th	527th	528th	529th	530th	531st	532nd	533rd	534th	535th	536th	537th	538th	539th	540th	541st	542nd	543rd	544th	545th	546th	547th	548th	549th	550th	551st	552nd	553rd	554th	555th	556th	557th	558th	559th	560th	561st	562nd	563rd	564th	565th	566th	567th	568th	569th	570th	571st	572nd	573rd	574th	575th	576th	577th	578th	579th	580th	581st	582nd	583rd	584th	585th	586th	587th	588th	589th	590th	591st	592nd	593rd	594th	595th	596th	597th	598th	599th	600th	601st	602nd	603rd	604th	605th	606th	607th	608th	609th	610th	611st	612nd	613rd	614th	615th	616th	617th	618th	619th	620th	621st	622nd	623rd	624th	625th	626th	627th	628th	629th	630th	631st	632nd	633rd	634th	635th	636th	637th	638th	639th	640th	641st	642nd	643rd	644th	645th	646th	647th	648th	649th	650th	651st	652nd	653rd	654th	655th	656th	657th	658th	659th	660th	661st	662nd	663rd	664th	665th	666th	667th	668th	669th	670th	671st	672nd	673rd	674th	675th	676th	677th	678th	679th	680th	681st	682nd	683rd	684th	685th	686th	687th	688th	689th	690th	691st	692nd	693rd	694th	695th	696th	697th	698th	699th	700th	701st	702nd	703rd	704th	705th	706th	707th	708th	709th	710th	711st	712nd	713rd	714th	715th	716th	717th	718th	719th	720th	721st	722nd	723rd	724th	725th	726th	727th	728th	729th	730th	731st	732nd	733rd	734th	735th	736th	737th	738th	739th	740th	741st	742nd	743rd	744th	745th	746th	747th	748th	749th	750th	751st	752nd	753rd	754th	755th	756th	757th	758th	759th	760th	761st	762nd	763rd	764th	765th	766th	767th	768th	769th	770th	771st	772nd	773rd	774th	775th	776th	777th	778th	779th	780th	781st	782nd	783rd	784th	785th	786th	787th	788th	789th	790th	791st	792nd	793rd	794th	795th	796th	797th	798th	799th	800th	801st	802nd	803rd	804th	805th	806th	807th	808th	809th	810th	811st	812nd	813rd	814th	815th	816th	817th	818th	819th	820th	821st	822nd	823rd	824th	825th	826th	827th	828th	829th	830th	831st	832nd	833rd	834th	835th	836th	837th	838th	839th	840th	841st	842nd	843rd	844th	845th	846th	847th	848th	849th	850th	851st	852nd	853rd	854th	855th	856th	857th	858th	859th	860th	861st	862nd	863rd	864th	865th	866th	867th	868th	869th	870th	871st	872nd	873rd	874th	875th	876th	877th	878th	879th	880th	881st	882nd	883rd	884th	885th	886th	887th	888th	889th	890th	891st	892nd	893rd	894th	895th	896th	897th	898th	899th	900th	901st	902nd	903rd	904th	905th	906th	907th	908th	909th	910th	911st	912nd	913rd	914th	915th	916th	917th	918th	919th	920th	921st	922nd	923rd	924th	925th	926th	927th	928th	929th	930th	931st	932nd	933rd	934th	935th	936th	937th	938th	939th	940th	941st	942nd	943rd	944th	945th	946th	947th	948th	949th	950th	951st	952nd	953rd	954th	955th	956th	957th	958th	959th	960th	961st	962nd	963rd	964th	965th	966th	967th	968th	969th	970th	971st	972nd	973rd	974th	975th	976th	977th	978th	979th	980th	981st	982nd	983rd	984th	985th	986th	987th	988th	989th	990th	991st	992nd	993rd	994th	995th	996th	997th	998th	999th	1000th	1001st	1002nd	1003rd	1004th	1005th	1006th	1007th	1008th	1009th	1010th	1011st	1012nd	1013rd	1014th	1015th	1016th	1017th	1018th	1019th	1020th	1021st	1022nd	1023rd	1024th	1025th	1026th	1027th	1028th	1029th	1030th	1031st	1032nd	1033rd	1034th	1035th	1036th	1037th	1038th	1039th	1040th	1041st	1042nd	1043rd	1044th	1045th	1046th	1047th	1048th	1049th	1050th	1051st	1052nd	1053rd	1054th	1055th	1056th	1057th	1058th	1059th	1060th	1061st	1062nd	1063rd	1064th	1065th	1066th	1067th	1068th	1069th	1070th	1071st	1072nd	1073rd	1074th	1075th	1076th	1077th	1078th	1079th	1080th	1081st	1082nd	1083rd	1084th	1085th	1086th	1087th	1088th	1089th	1090th	1091st	1092nd	1093rd	1094th	1095th	1096th	1097th	1098th	1099th	1100th	1101st	1102nd	1103rd	1104th	1105th	1106th	1107th	1108th	1109th	1110th	1111st	1112nd	1113rd	1114th	1115th	1116th	1117th	1118th	1119th	1120th	1121st	1122nd	1123rd	1124th	1125th	1126th	1127th	1128th	1129th	1130th	1131st	1132nd	1133rd	1134th	1135th	1136th	1137th	1138th	1139th	1140th	1141st	1142nd	1143rd	1144th	1145th	1146th	1147th	1148th	1149th	1150th	1151st	1152nd	1153rd	1154th	1155th	1156th	1157th	1158th	1159th	1160th	1161st	1162nd	1163rd	1164th	1165th	1166th	1167th	1168th	1169th	1170th	1171st	1172nd	1173rd	1174th	1175th	1176th	1177th	1178th	1179th	1180th	1181st	1182nd	1183rd	1184th	1185th	1186th	1187th	1188th	1189th	1190th	1191st	1192nd	1193rd	1194th	1195th	1196th	1197th	1198th	1199th	1200th	1201st	1202nd	1203rd	1204th	1205th	1206th	1207th	1208th	1209th	1210th	1211st	1212nd	1213rd	1214th	1215th	1216th	1217th	1218th	1219th	1220th	1221st	1222nd	1223rd	1224th	1225th	1226th	1227th	1228th	1229th	1230th	1231st	1232nd	1233rd	1234th	1235th	1236th	1237th	1238th	1239th	1240th	1241st	1242nd	1243rd	1244th	1245th	1246th	1247th	1248th	1249th	1250th	1251st	1252nd	1253rd	1254th	1255th	1256th	1257th	1258th	1259th	1260th	1261st	1262nd	1263rd	1264th	1265th	1266th	1267th	1268th	1269th	1270th	1271st	1272nd	1273rd	1274th	1275th	1276th	1277th	1278th	1279th	1280th	1281st	1282nd	1283rd	1284th	1285th	1286th	1287th	1288th	1289th	1290th	1291st	1292nd	1293rd	1294th	1295th	1296th	1297th	1298th	1299th	1300th	1301st	1302nd	1303rd	1304th	1305th	1306th	1307th	1308th	1309th	1310th	1311st	1312nd	1313rd	1314th	1315th	1316th	1317th	1318th	1319th	1320th	1321st	1322nd	1323rd	1324th	1325th	1326th	1327th	1328th	1329th	1330th	1331st	1332nd	1333rd	1334th	1335th	1336th	1337th	1338th	1339th	1340th	13
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VAN TILBURG, BANYARD & SODERBERGH AIA
ARCHITECTURE PLANNING INTERIORS

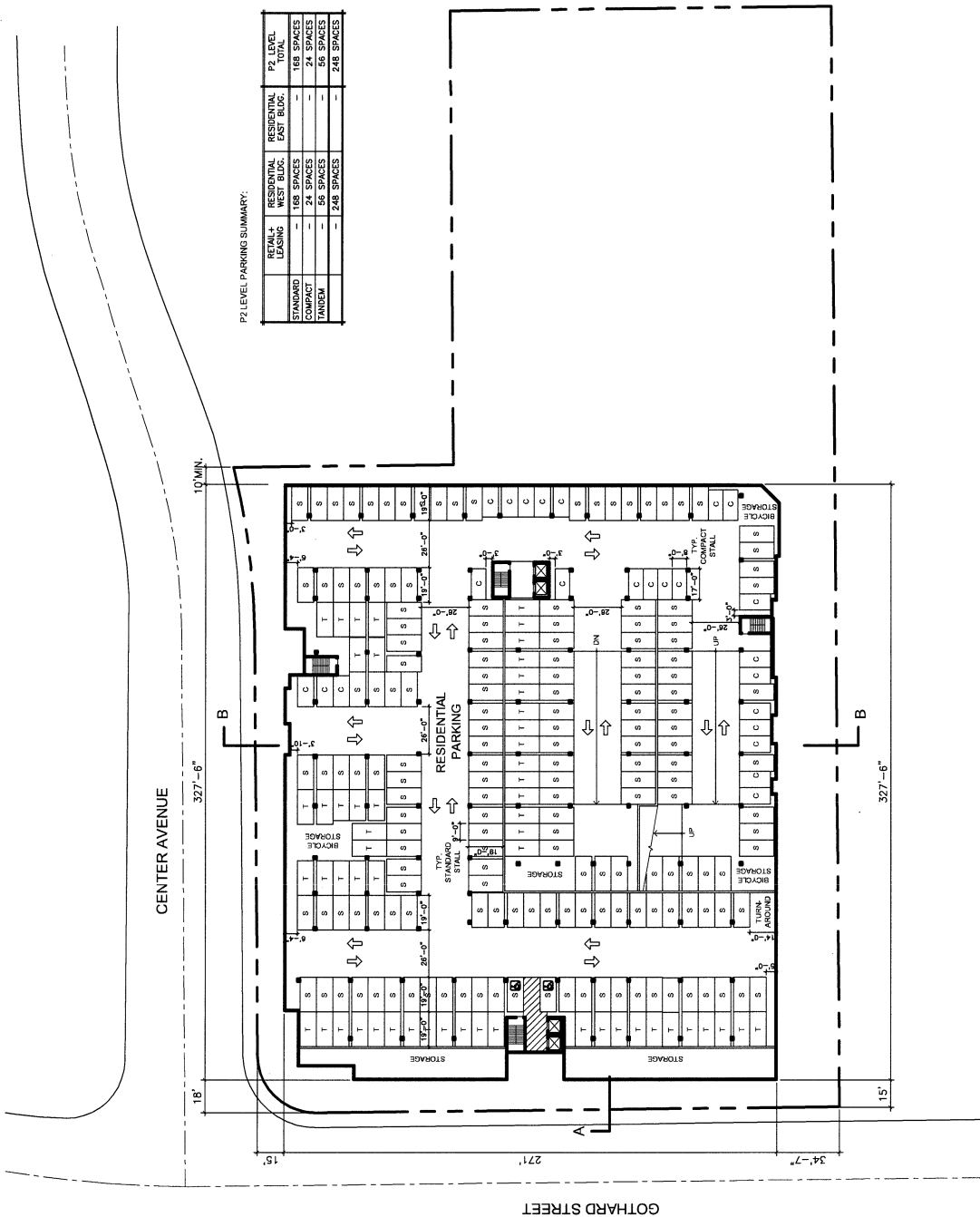


RED OAK
INVESTMENTS
A Red Oak Development Company

THE RIPCURL
MIXED-USE DEVELOPMENT
330 CENTER AVENUE
SOUTH BEND, IN 46601
SITE PLAN | A1
JULY 8, 2008
28134



327'-6"



P2 LEVEL PARKING SUMMARY:

	STANDARD	COMPACT	TANDEM	RESIDENTIAL LEASING	RESIDENTIAL WHEELCHAIR	RESIDENTIAL POST-BUILD	P2 LEVEL TOTAL
	168 SPACES	24 SPACES	56 SPACES	168 SPACES	24 SPACES	56 SPACES	168 SPACES
	24 SPACES	56 SPACES	168 SPACES	24 SPACES	56 SPACES	168 SPACES	248 SPACES

THE RIPCURL
MIXED USE DEVELOPMENT
7200 CENTER AVENUE
HOUSTON, TEXAS 77030

P2 BASEMENT LEVEL | A2
JULY 8, 2008

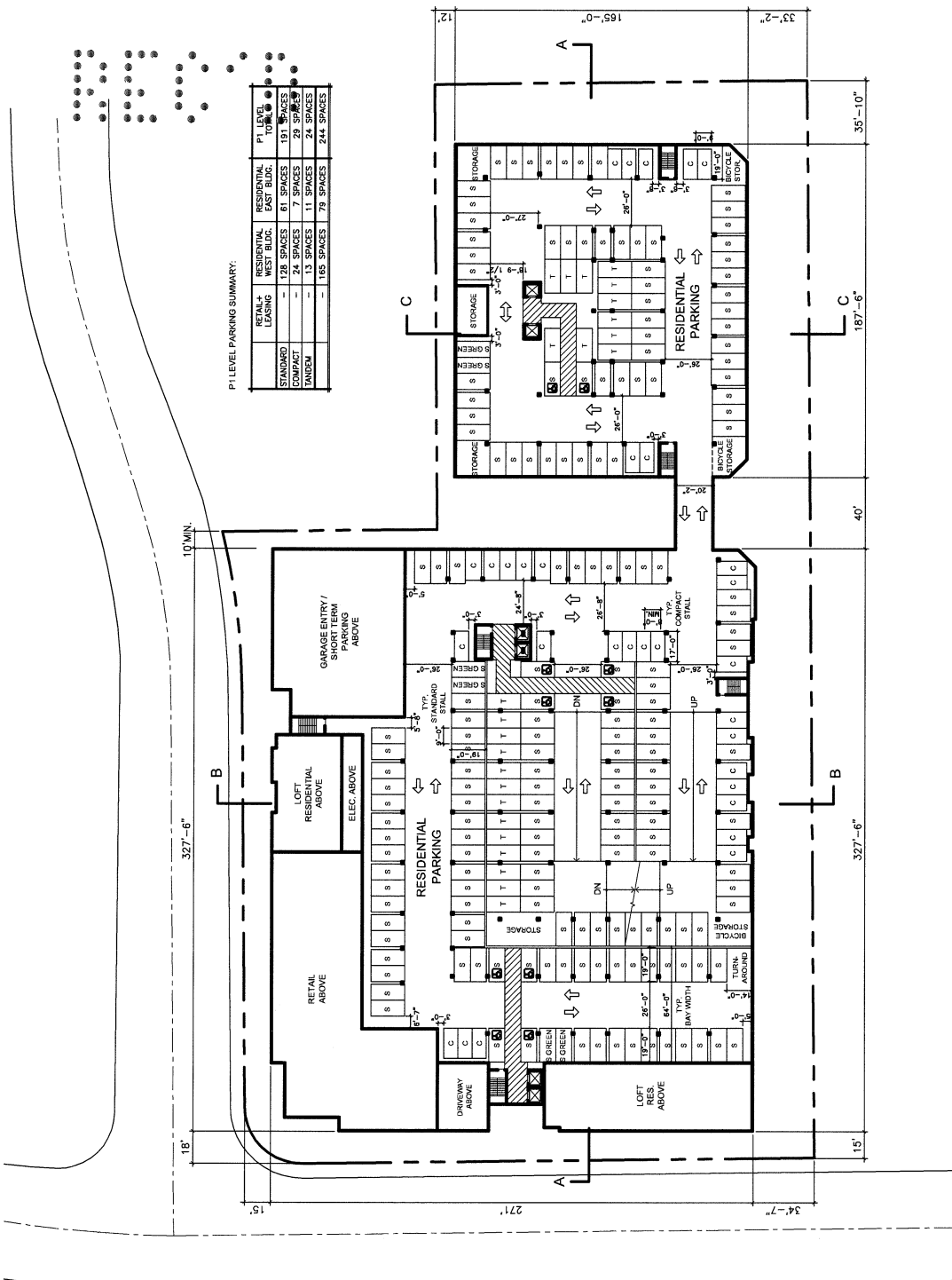
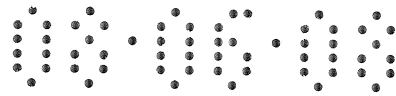
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AMSTAR GROUP

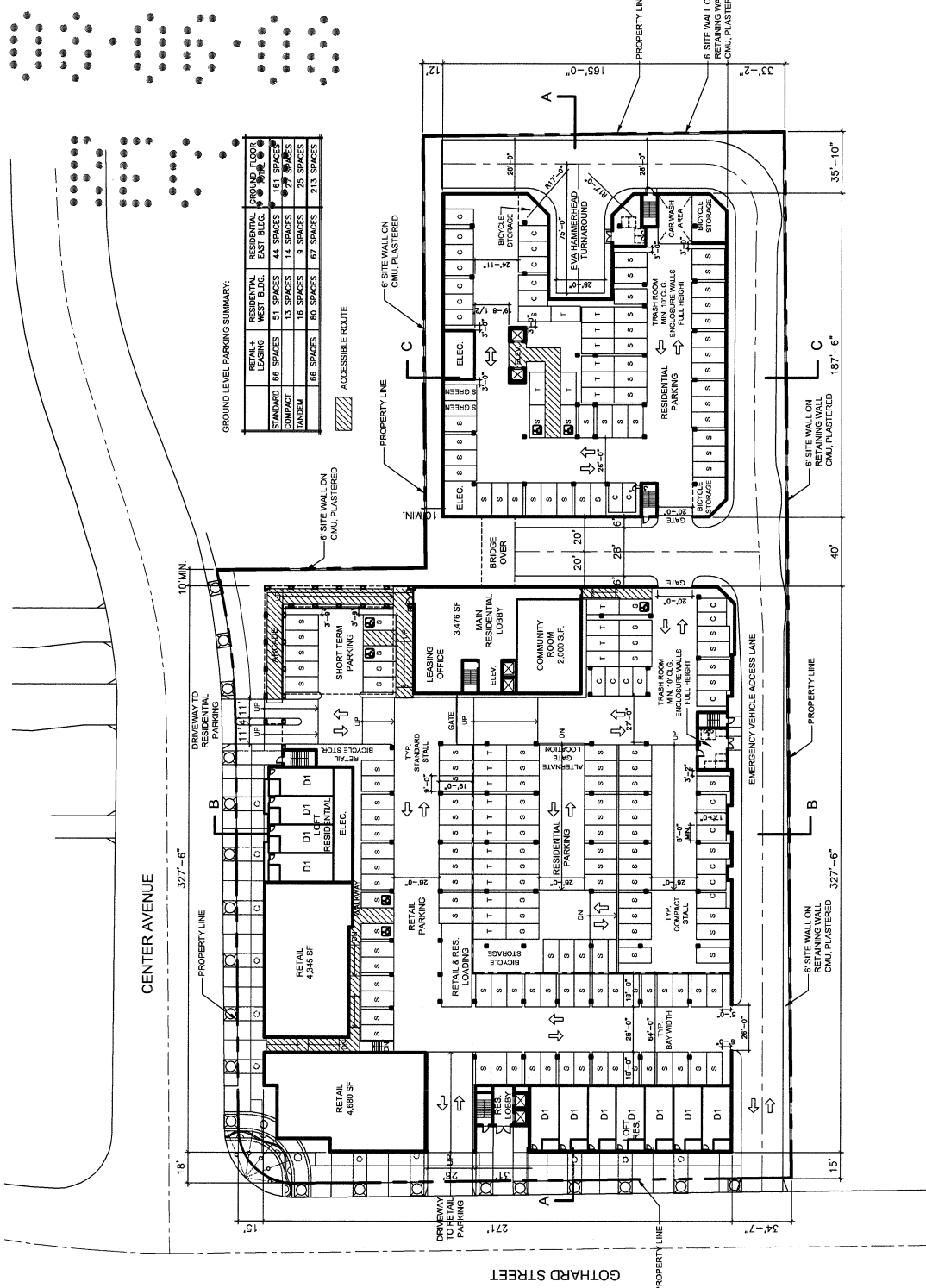
RED OAK
INVESTMENTS
A Real Estate Development Company

landarcwest

VAN TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTS PLANNERS INTERIORS



WILL TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTURE P-L-L-C



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ARCHITECTS PLANNERS INTERIORS

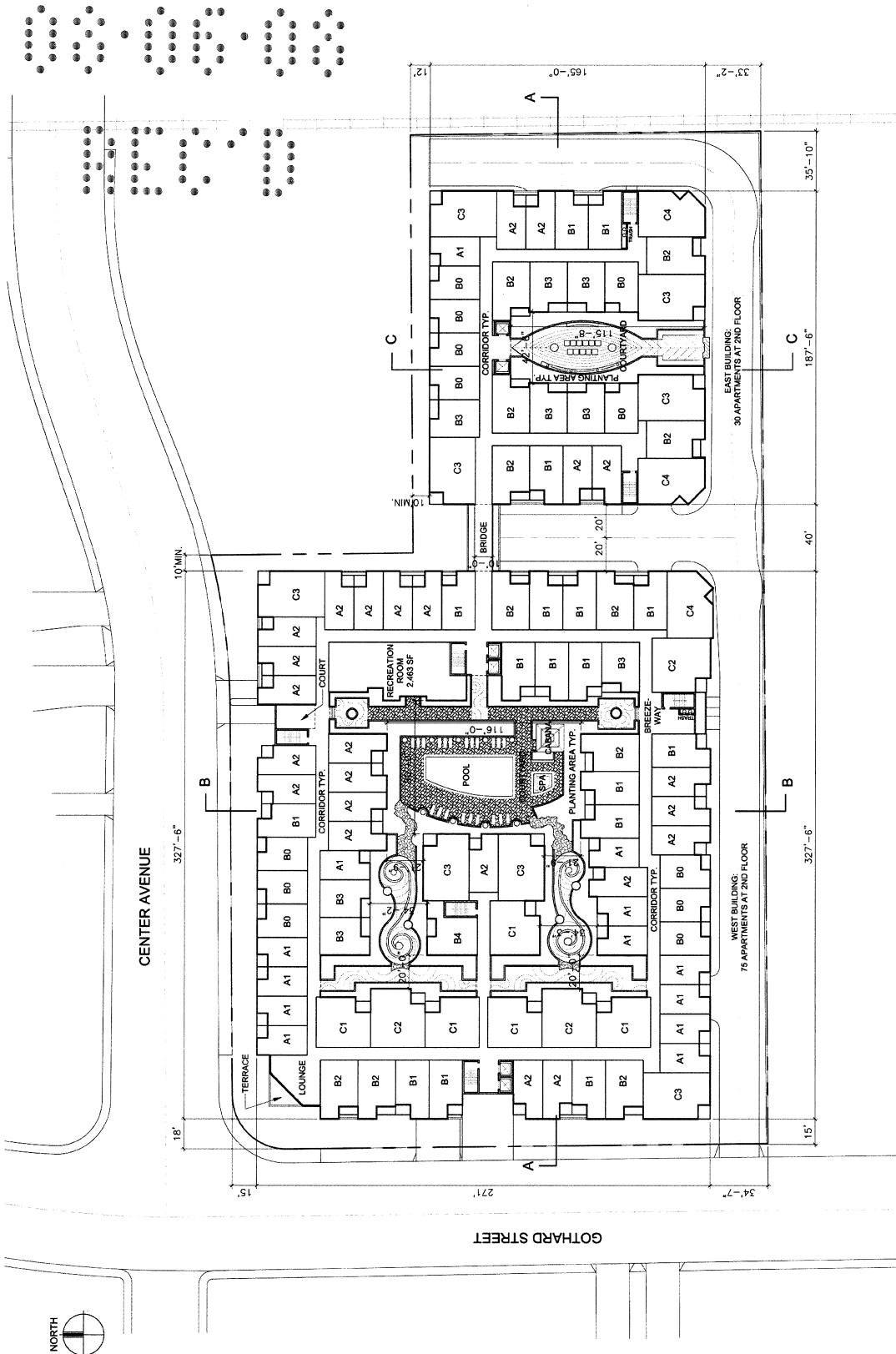


RED OAK
INVESTMENTS
A Real Estate Development Company

THE RIP CURL
MIXED USE DEVELOPMENT

GROUND LEVEL | A4
JULY 9, 2008

SCALE: 1"=50'-0"



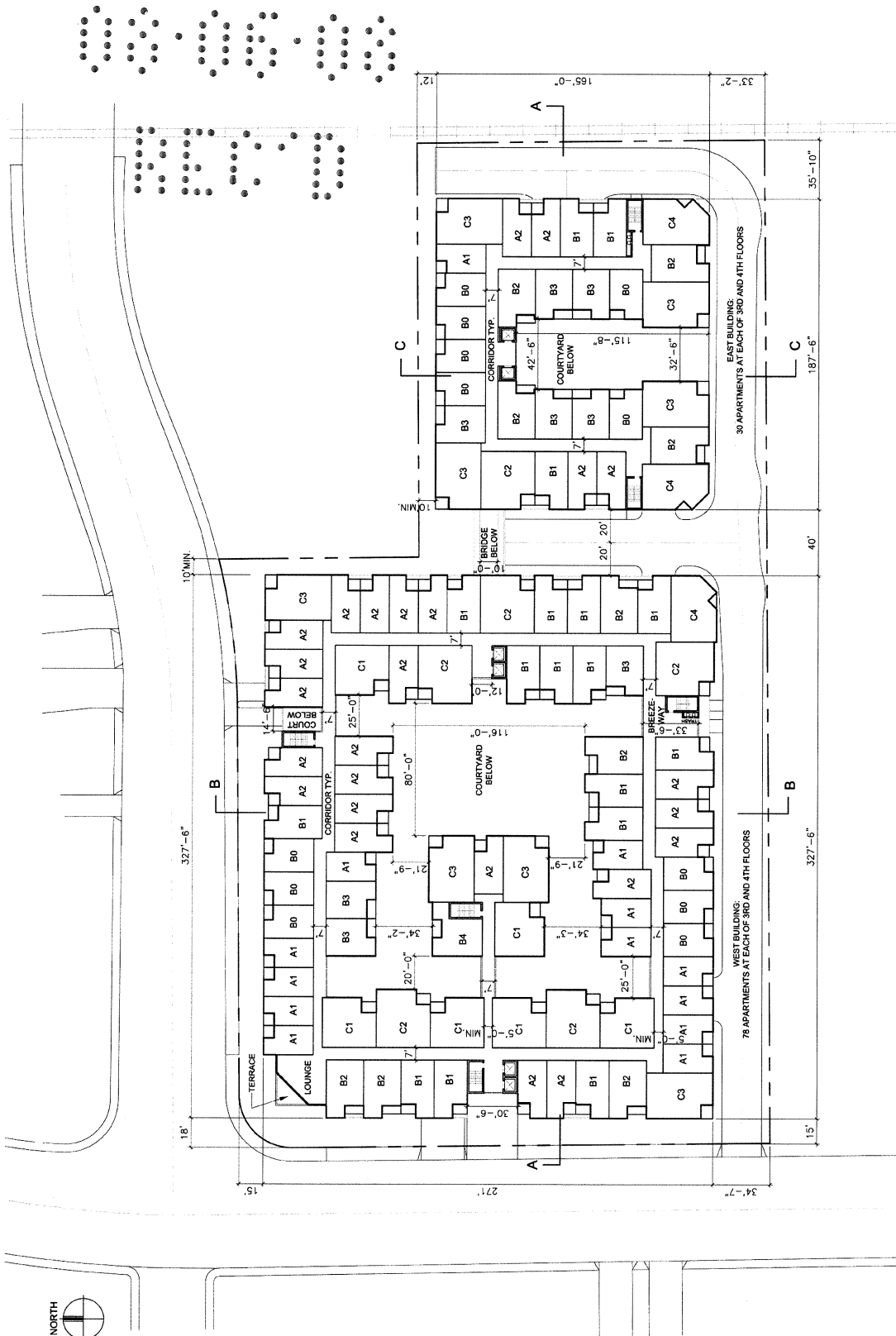
THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
HUNTINGTON BEACH, CA
2ND FLOOR - PODIUM LEVEL | A5
JULY 8, 2008
28134



RED OAK
INVESTMENTS
A Real Estate Development Company



VAN TILBURG, BAYARD & SODERBERGH, AIA
ARCHITECTS • PLANNERS • INTERIORS



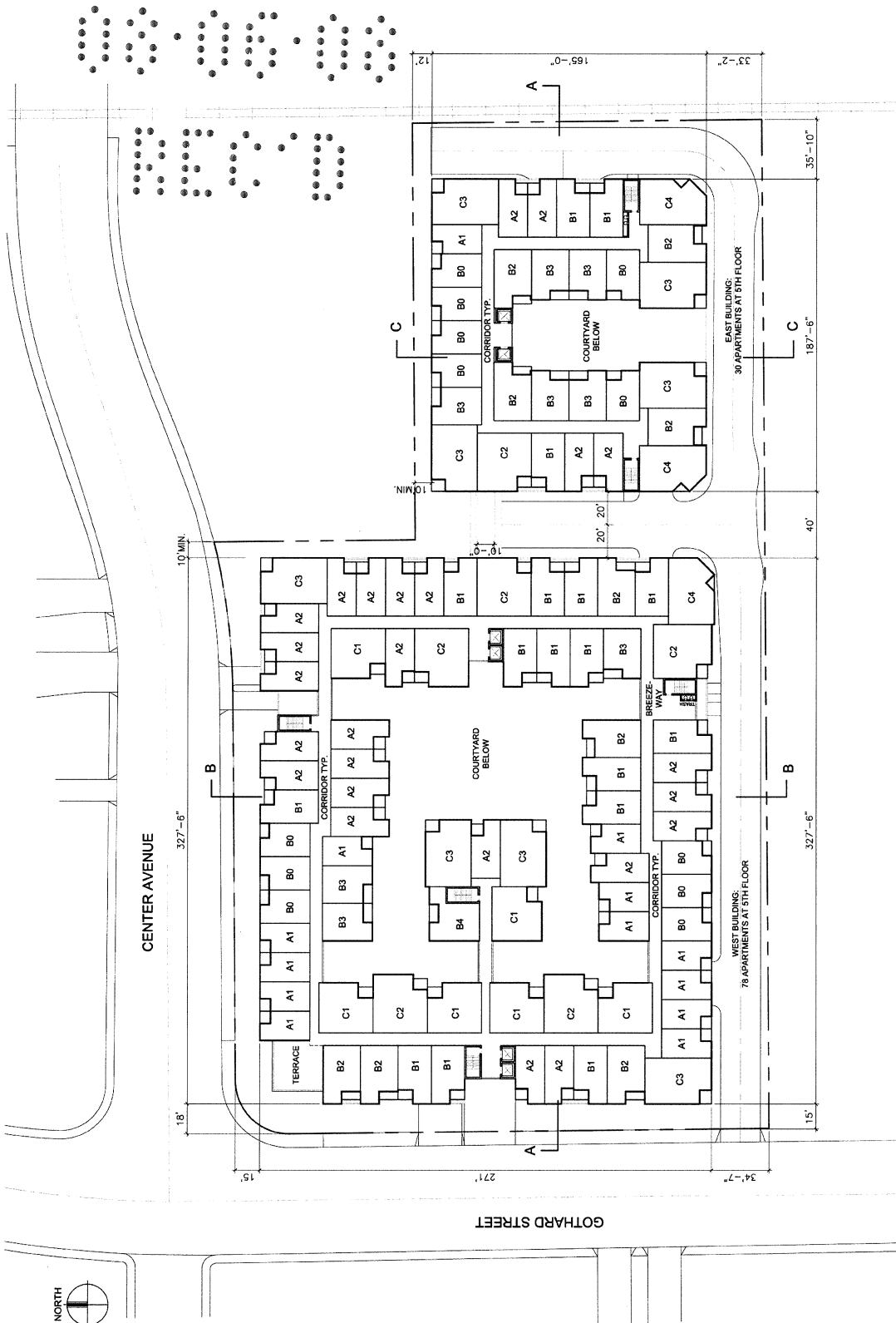
VAN TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTS, PLANNING, INTERIORS



RED OAK
INVESTMENTS
A Real Estate Development Company

THE RIPCURL
MIXED USE DEVELOPMENT
7350 CENTER AVENUE
IRVING, TEXAS 75039

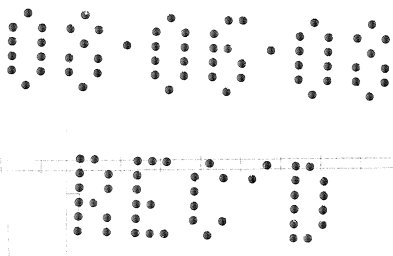
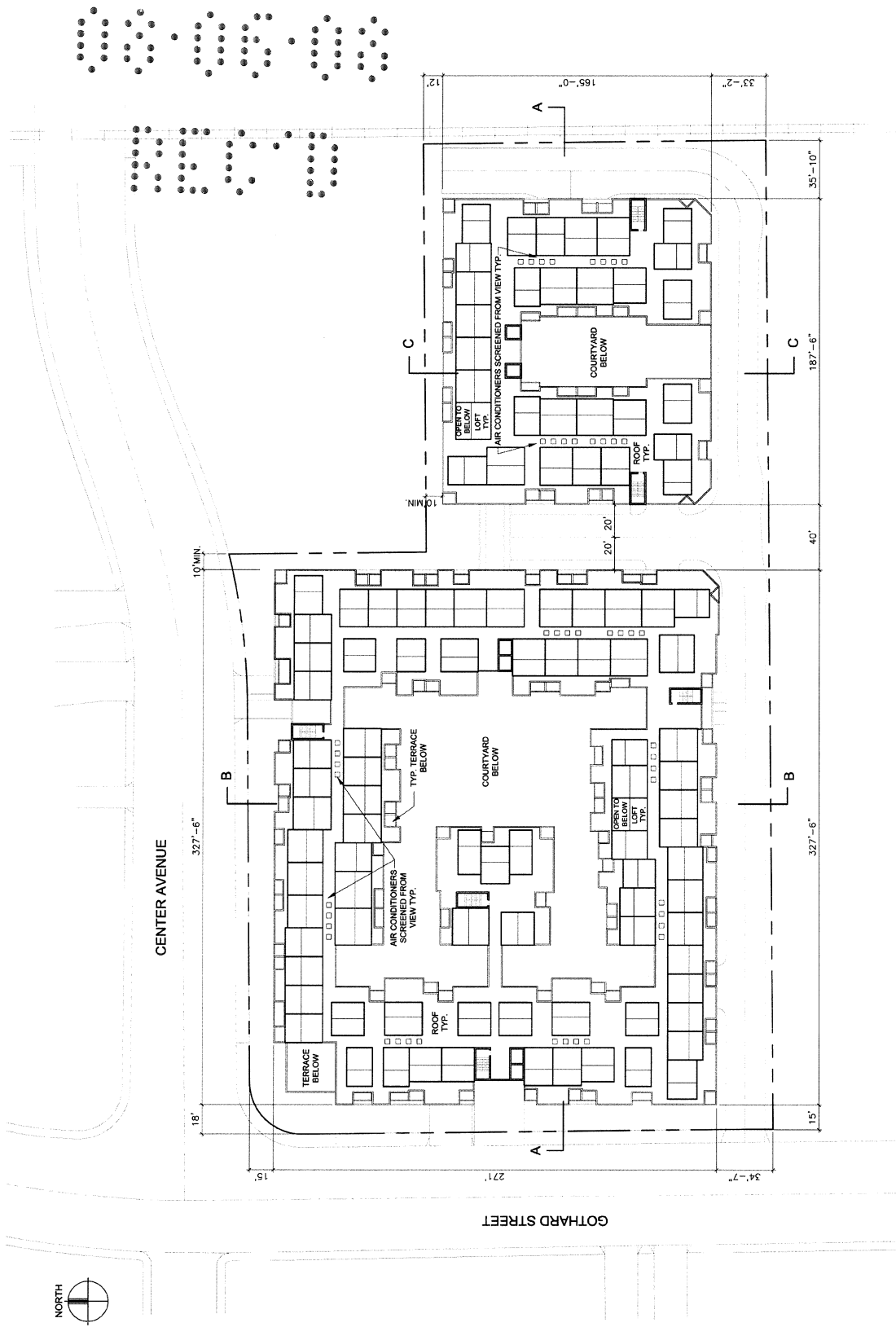
3RD AND 4TH (TYPICAL) FLOOR PLAN | A6
JULY 8, 2008 28/34



RED OAK
INVESTMENTS
A Real Estate Development Company



JOHN TILBURG, BANYARD & SODERBERG, PA
ARCHITECTS PLANNERS INTERIORS



VAN TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTS, PLANNING, INTERIORS



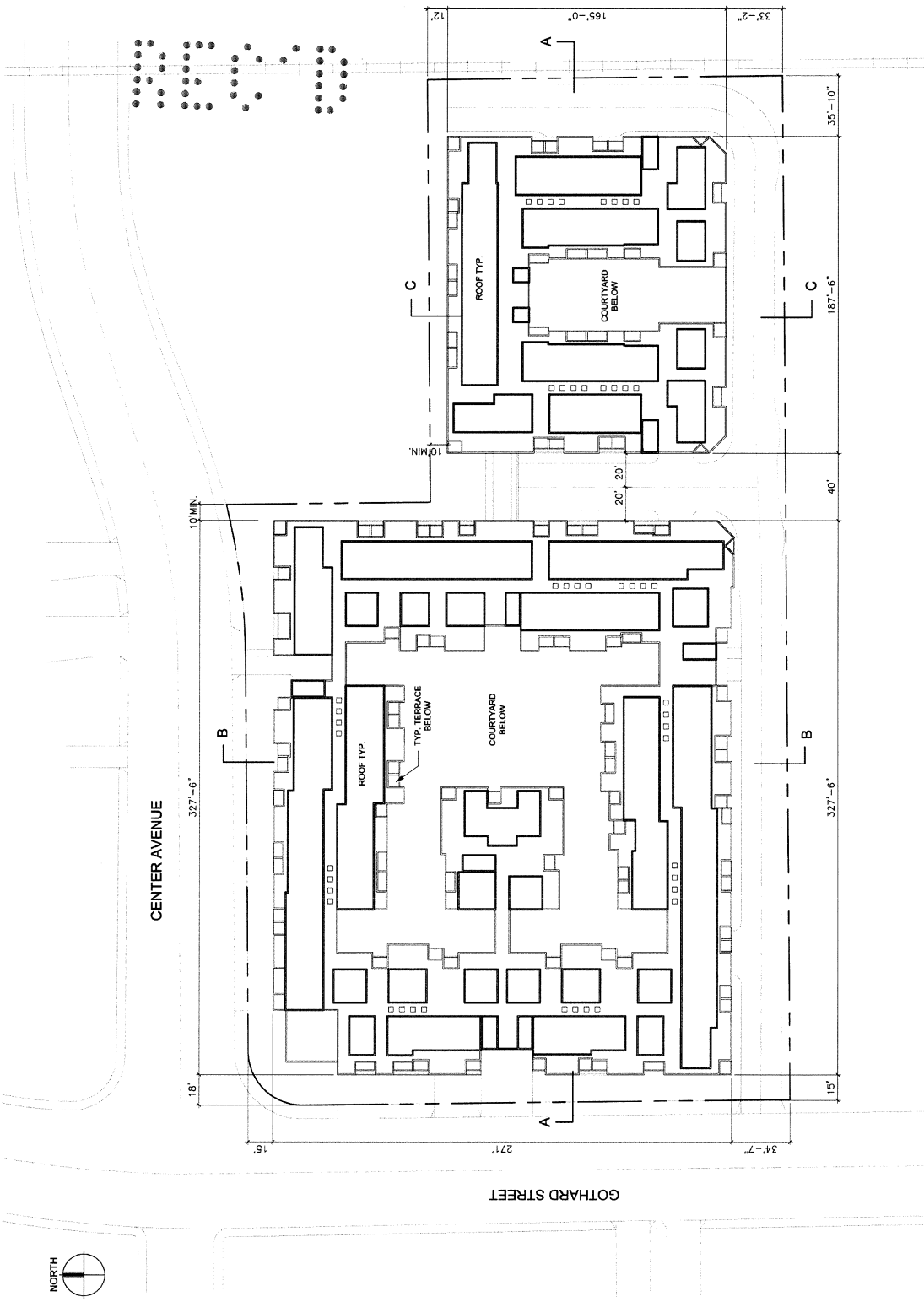
RED OAK
INVESTMENTS
A Real Estate Development Company



THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
DALLAS, TEXAS 75231
5TH FLOOR MEZZANINE LEVEL | A8
JULY 8, 2008 28134

03-03-03

03-03-03



THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
JULY 8, 2008
28134

ROOF PLAN | A9

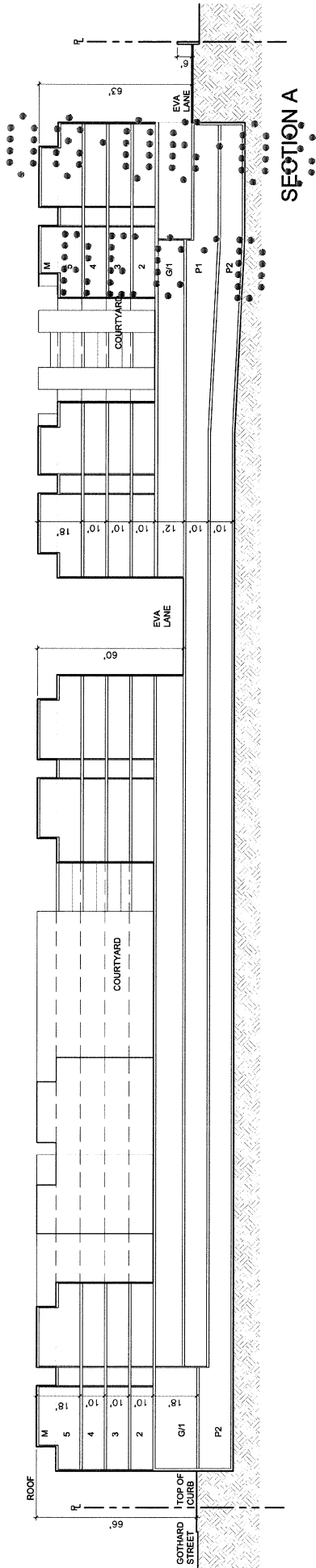
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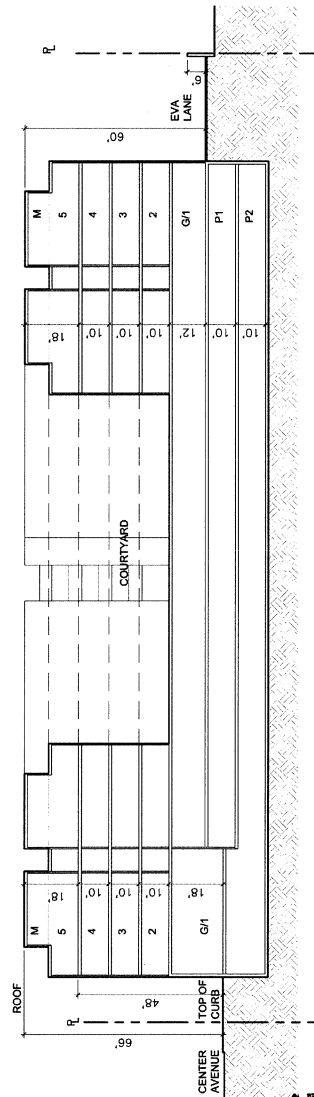
RED OAK
INVESTMENTS
A Red Stone Development Company



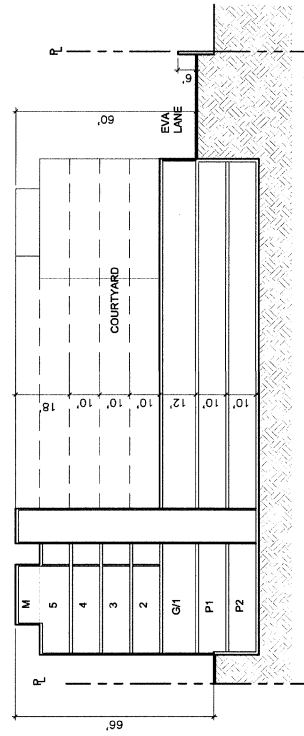
VAN TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTS • PLANNERS • INTERIORS



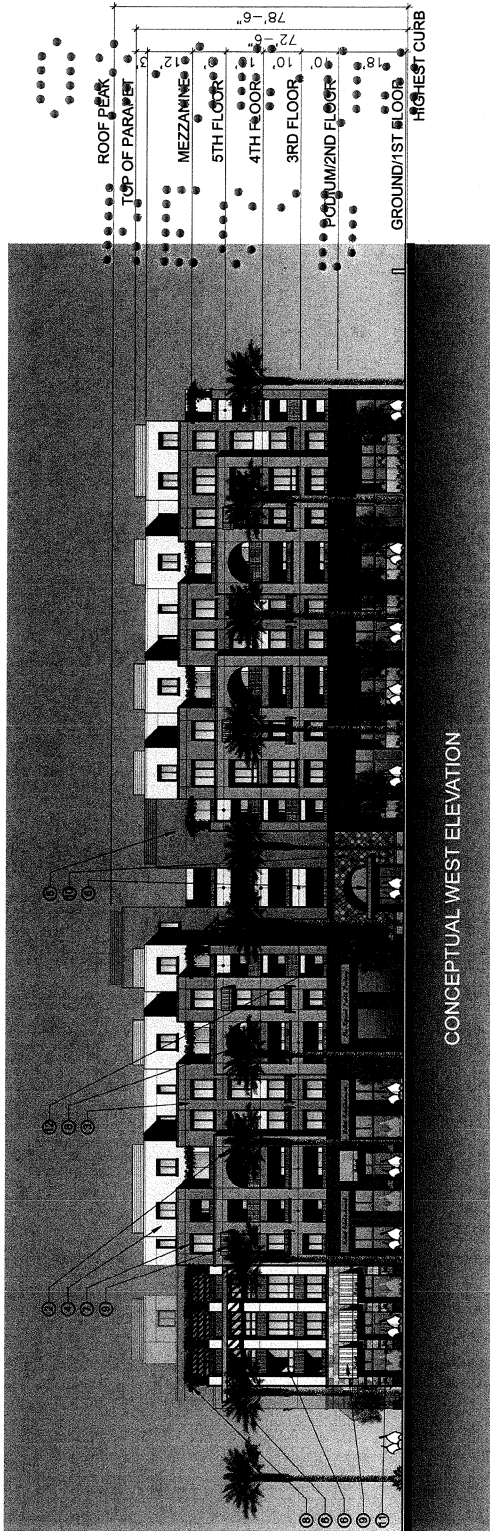
SECTION A



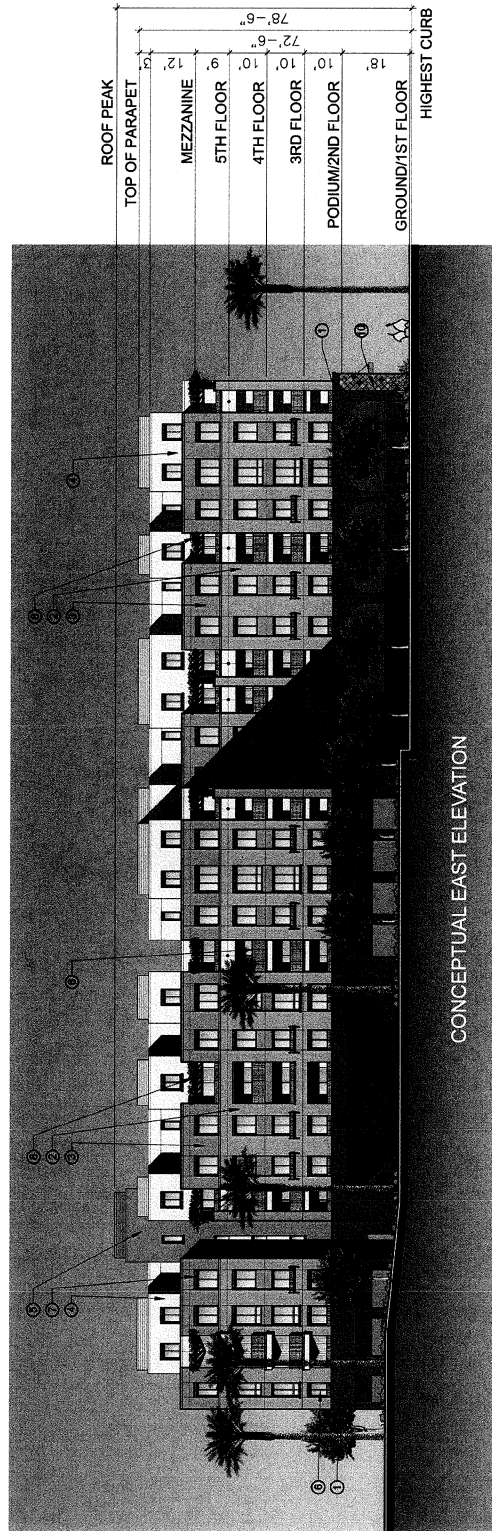
SECTION B



SECTION C



CONCEPTUAL WEST ELEVATION



CONCEPTUAL EAST ELEVATION

EXTERIOR MATERIALS

- 1 LIGHT SAND PLASTER
COLOR: DECOROUS AMBER
- 2 LIGHT SAND PLASTER
COLOR: HARVESTER
- 3 LIGHT SAND PLASTER
COLOR: BUTTERNUT
- 4 LIGHT SAND PLASTER
COLOR: MAPLE
- 5 LIGHT SAND PLASTER
COLOR: MAPLE
- 6 ANODIZED ALUMINUM WINDOWS, STOREFRONT,
CANOPY AND GUARDRAILS
COLOR: LIGHT CHAMPAGNE
- 7 SMOOTH PLASTER TRIM
COLOR: GRAY MATTERS
- 8 TRELLIS
COLOR: CITYSCAPE
- 9 AWNING
- 10 CERAMIC TILE ENTRY SURROUND
- 11 LIGHT LIMESTONE BASE
- 12 RED SANDSTONE BASE



VAN TILBURG, BANVARD & SODERBERGH, AIA

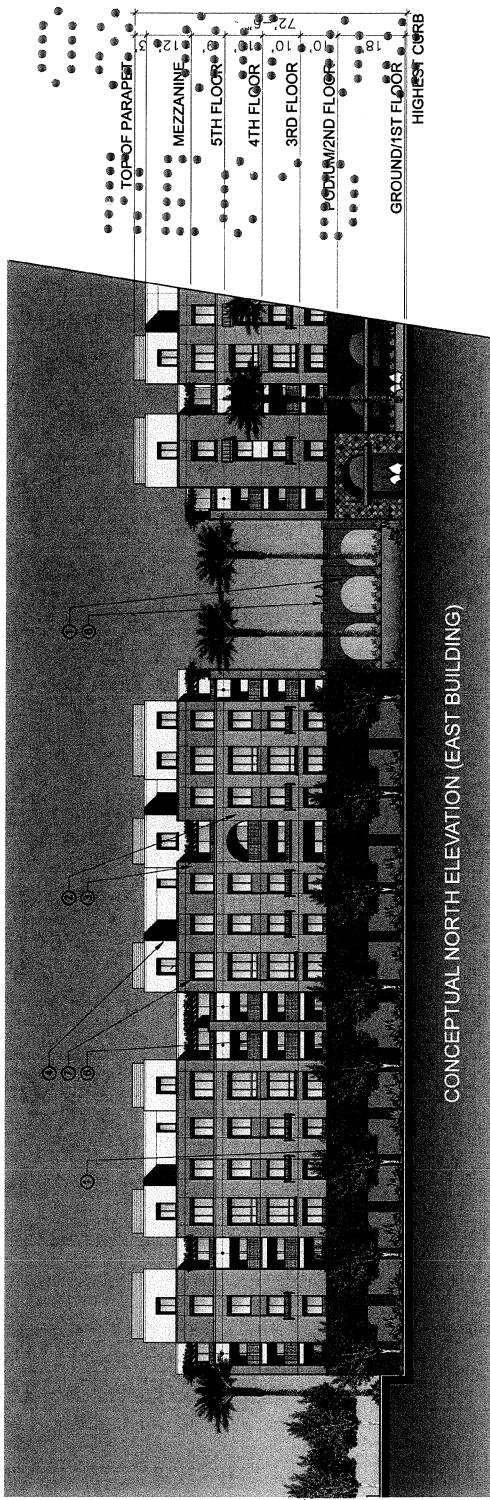


RED OAK
INVESTMENTS
A Real Estate Development Company

SCALE: 1/16" = 1'-0"

BUILDING ELEVATIONS | A11
AUGUST 5, 2008

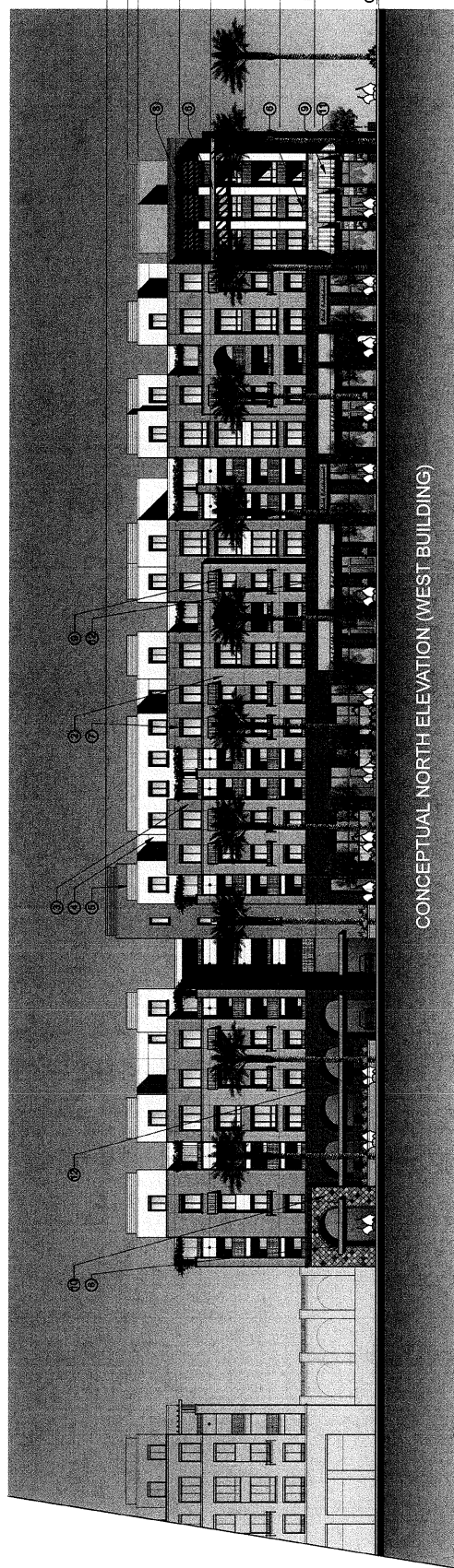
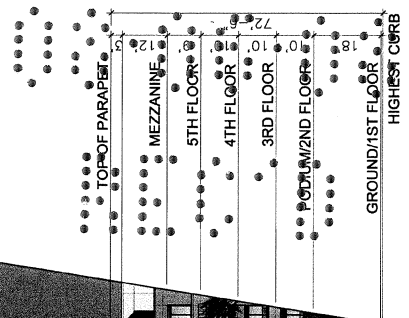
THE RIPCURL
MIXED-USE DEVELOPMENT
3300 CENTRAL AVENUE



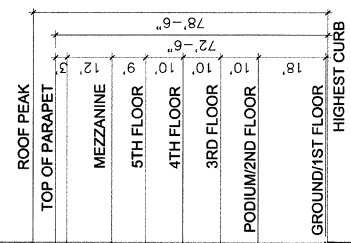
CONCEPTUAL NORTH ELEVATION (EAST BUILDING)

EXTERIOR MATERIALS

- 1 LIGHT SAND PLASTER
- 2 COLOR DECOROUS AMBER
- 3 LIGHT SAND PLASTER
- 4 COLOR HARVESTER
- 5 LIGHT SAND PLASTER
- 6 COLOR BUTTERNUT
- 7 LIGHT SAND PLASTER
- 8 COLOR MAPLE
- 9 LIGHT SAND PLASTER
- 10 COLOR REVIVAL GREEN STONE
- 11 ANODIZED ALUMINUM WINDOWS, STOREFRONT CANOPY AND GUARDRAILS
- 12 COLOR LIGHT CHAMPAGNE
- 13 SMOOTH PLASTER TRIM
- 14 COLOR GRAY MATTERS
- 15 TRELLIS
- 16 COLOR CITYSCAPE
- 17 AWNING
- 18 CERAMIC TILE ENTRY SURROUND
- 19 LIGHT Limestone BASE
- 20 RED SANDSTONE BASE



CONCEPTUAL NORTH ELEVATION (WEST BUILDING)



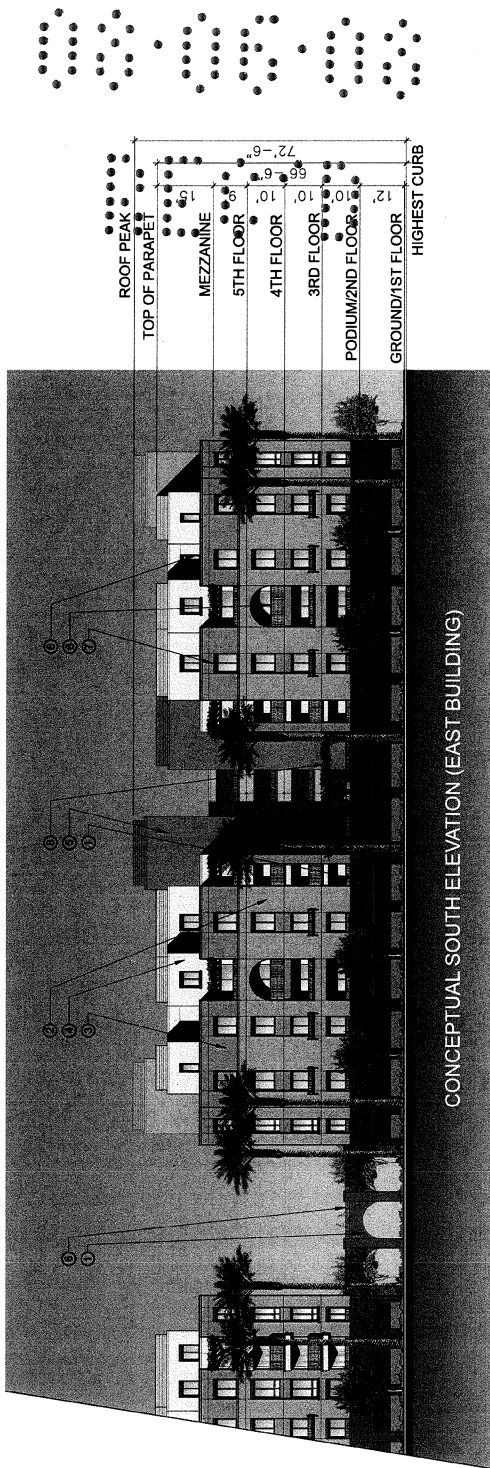
VAN TILBURG, BANWARD & SODERBERGH, AIA
ARCHITECTURE PLANNING INTERIORS



RED OAK
INVESTMENTS
A Real Estate Development Company

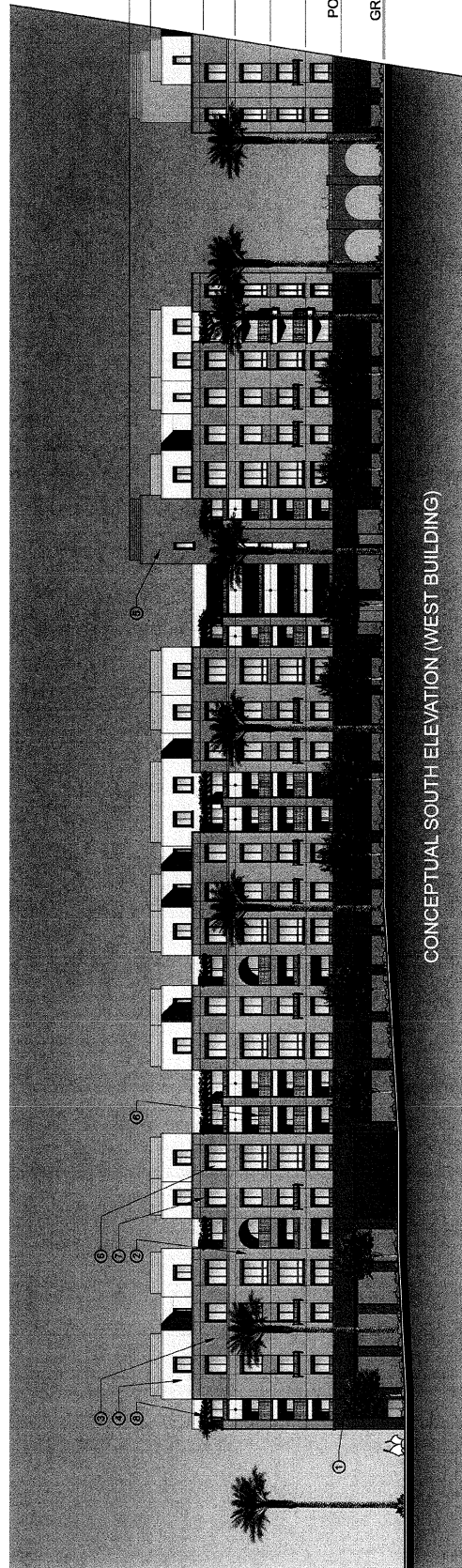


BUILDING ELEVATIONS | A12
AUGUST 5, 2008
28/34



- EXTERIOR MATERIALS**
- ① LIGHT SAND PLASTER
COLOR: DECOROUS AMBER
 - ② LIGHT SAND PLASTER
COLOR: HARVESTER
 - ③ LIGHT SAND PLASTER
COLOR: BUTTERNUT
 - ④ LIGHT SAND PLASTER
COLOR: NAPPY
 - ⑤ LIGHT SAND PLASTER
COLOR: COLONIAL REVIVAL GREEN STONE
 - ⑥ ANODIZED ALUMINUM WINDOWS, STOREFRONT,
BALCONY RAILS
COLOR: LIGHT CHAMPAGNE
 - ⑦ SMOOTH PLASTER TRIM
COLOR: GRAY MATTERS
 - ⑧ TRELLIS
COLOR: CITYSCAPE
 - ⑨ AWNING
CERAMIC TILE ENTRY SURROUND
 - ⑩ LIGHT LIMESTONE BASE
RED SANDSTONE BASE
 - ⑪
 - ⑫

CONCEPTUAL SOUTH ELEVATION (EAST BUILDING)



CONCEPTUAL SOUTH ELEVATION (WEST BUILDING)

ROOF PEAK	72'-6"
TOP OF PARAPET	66'-6"
MEZZANINE	15'
5TH FLOOR	9'
4TH FLOOR	10'
3RD FLOOR	10'
PODIUM/2ND FLOOR	10'
GROUND/1ST FLOOR	12'
HIGHEST CURB	



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ARCHITECTURE PLANNING INTERIORS



RED OAK
INVESTMENTS
A Real Estate Development Company



BUILDING ELEVATIONS A13
AUGUST 5, 2008

THE RIPCURL
MIXED USE DEVELOPMENT
5300 CENTER AVENUE
HOUSTON, TEXAS 77056

STONE
BASE &
CONTRASTING
COLOR
AWNINGS



THE RIPCURE

GO THARD STREET - PARTIAL ENLARGED ELEVATION

NPO OAK INVESTMENTS

VITAL GROUP

ANALYSTS:

DAVID L. BROWN

JOHN J. HARRIS

MARK A. KATZ

MICHAEL J. MURPHY

RICHARD E. SHERMAN

TIMOTHY J. WILSON

WILLIAM D. YOUNG

WILLIAM F. ZUCKER

WILLIAM G. ZUCKER

WILLIAM H. ZUCKER

WILLIAM I. ZUCKER

WILLIAM J. ZUCKER

WILLIAM K. ZUCKER

WILLIAM L. ZUCKER

WILLIAM M. ZUCKER

WILLIAM N. ZUCKER

WILLIAM O. ZUCKER

WILLIAM P. ZUCKER

WILLIAM Q. ZUCKER

WILLIAM R. ZUCKER

WILLIAM S. ZUCKER

WILLIAM T. ZUCKER

WILLIAM U. ZUCKER

WILLIAM V. ZUCKER

WILLIAM W. ZUCKER

WILLIAM X. ZUCKER

WILLIAM Y. ZUCKER

WILLIAM Z. ZUCKER

WILLIAM AA. ZUCKER

WILLIAM AB. ZUCKER

WILLIAM AC. ZUCKER

WILLIAM AD. ZUCKER

WILLIAM AE. ZUCKER

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WILLIAM CN. ZUCKER

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WILLIAM CS. ZUCKER

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WILLIAM CX. ZUCKER

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WILLIAM DB. ZUCKER

WILLIAM DC. ZUCKER

WILLIAM DD. ZUCKER

WILLIAM DE. ZUCKER

WILLIAM DF. ZUCKER

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WILLIAM DM. ZUCKER

WILLIAM DN. ZUCKER

WILLIAM DO. ZUCKER

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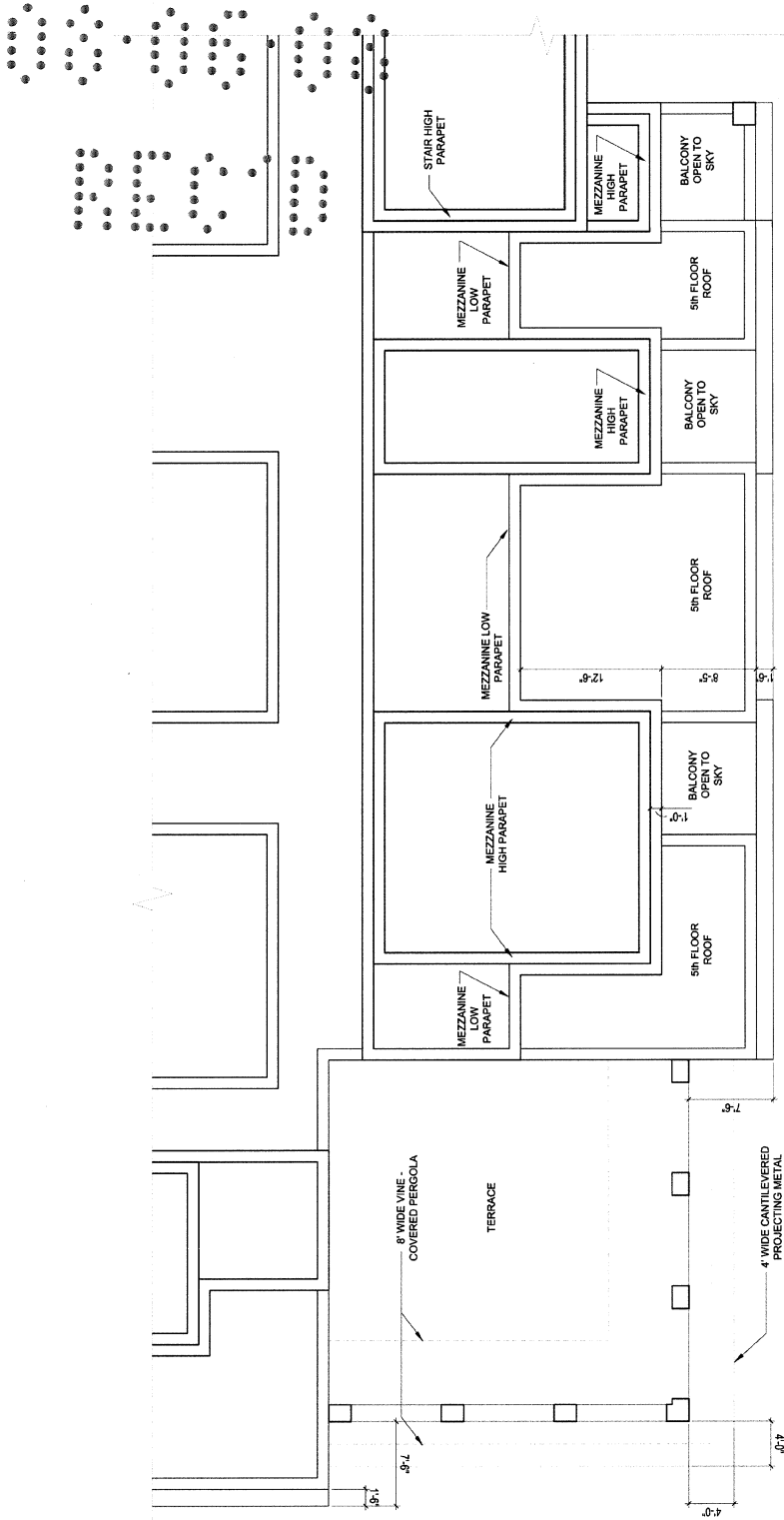
WILLIAM HX. ZUCKER

WILLIAM HY. ZUCKER

WILLIAM HZ. ZUCKER

WILLIAM IA. ZUCKER

WILLIAM IB. ZUCKER



CENTER AVENUE

GOTHARD STREET

THE RIPCURL
MIXED USE DEVELOPMENT
1730 CENTER AVENUE
BIRMINGHAM, ALA 35203

ROOF PLAN AT BUILDING CORNER
AUGUST 05, 2008
28134

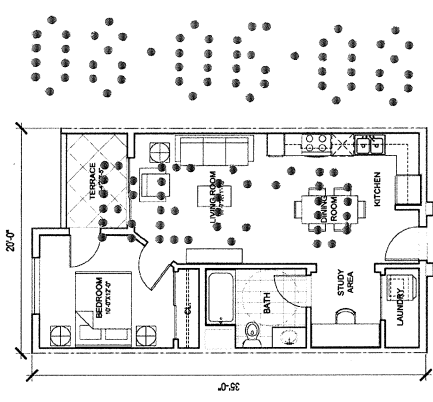
AMSTAR GROUP

RED OAK
INVESTMENTS
A Red Oak Development Company

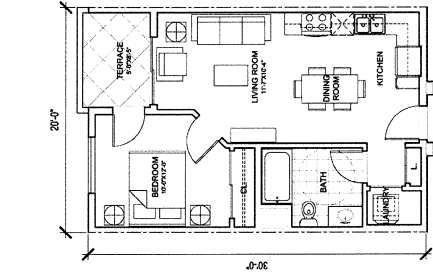
landarc west

VAN TILBURG, BANYARD & SODERBERGH, AIA
ARCHITECTS
10111 VAN TILBURG AVENUE, SUITE 100
BIRMINGHAM, ALA 35221

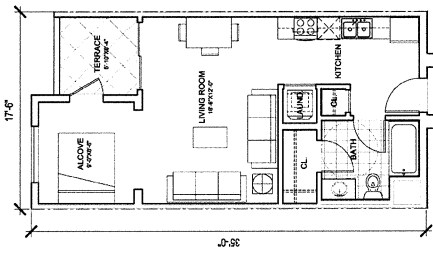
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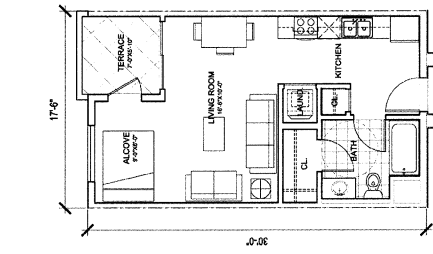
UNIT B1
1 BEDROOM, 1 BATH
INTERIOR: 609 S.F.
TERRACE: 50 S.F.



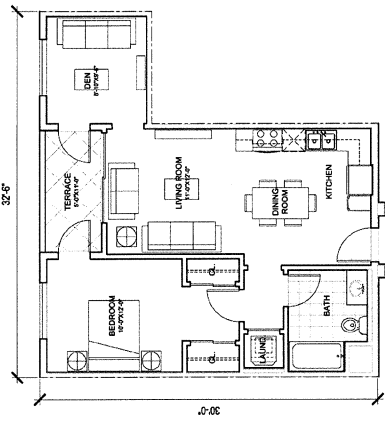
UNIT B0
1 BEDROOM, 1 BATH
INTERIOR: 536 S.F.
TERRACE: 56 S.F.



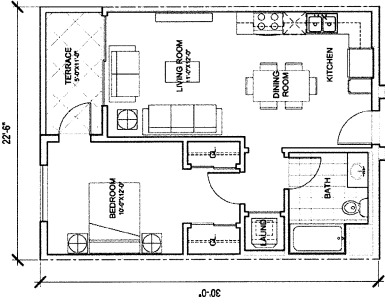
UNIT A2
STUDIO, 1 BATH
INTERIOR: 529 S.F.
TERRACE: 51 S.F.



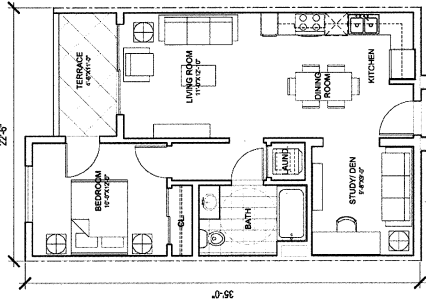
UNIT A1
STUDIO, 1 BATH
INTERIOR: 465 S.F.
TERRACE: 52 S.F.



UNIT B4
1 BEDROOM, DEN, 1 BATH
INTERIOR: 692 S.F.
TERRACE: 60 S.F.



UNIT B3
1 BEDROOM, 1 BATH
INTERIOR: 598 S.F.
TERRACE: 64 S.F.



UNIT B2
1 BEDROOM, DEN, 1 BATH
INTERIOR: 677 S.F.
TERRACE: 60 S.F.

THE RIPCURL
MIXED USE DEVELOPMENT
7000 CENTER AVENUE
VAN HOUTEN, CALIF. 94133

UNIT PLANS | **A14**
JULY 8, 2008

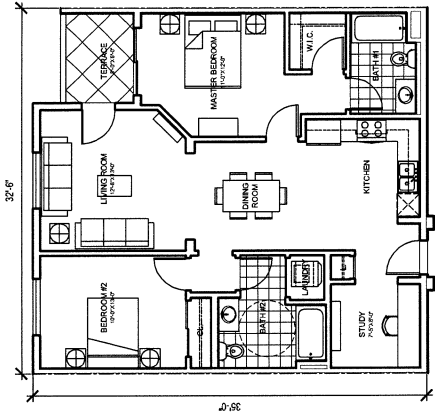
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landmarkwest

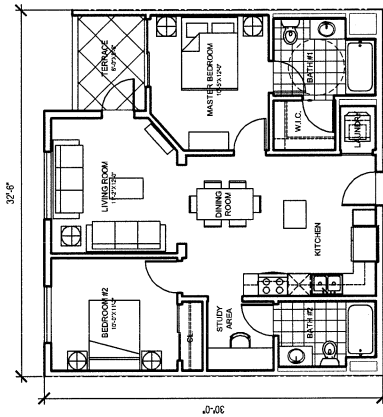
VAN TILBURG, BANYARD & SODENBERGER, AIA
ARCHITECTS PLANNING INTERIORS

AMSTAR GROUP

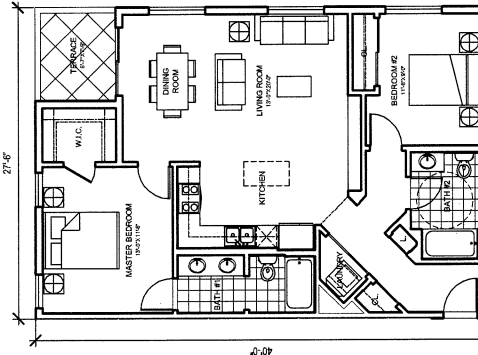
RED OAK
INVESTMENTS
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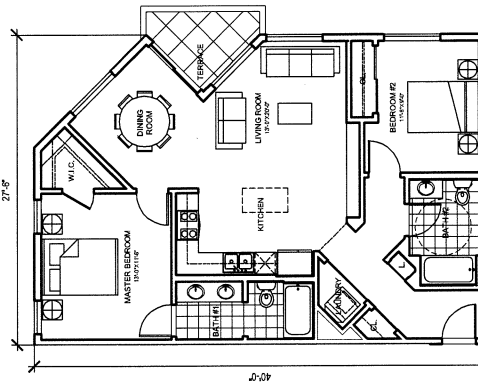
UNIT C2
2 BEDROOM, STUDY, 2 BATH INTERIOR:
1,037 S.F.
TERRACE:
52 S.F.



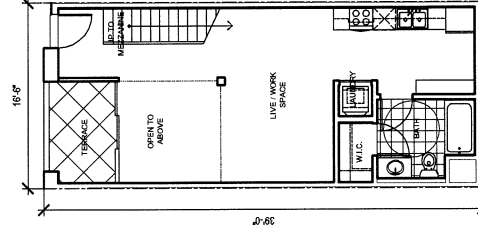
UNIT C1
2 BEDROOM, 2 BATH
INTERIOR: 872 S.F.
TERRACE:
57 S.F.



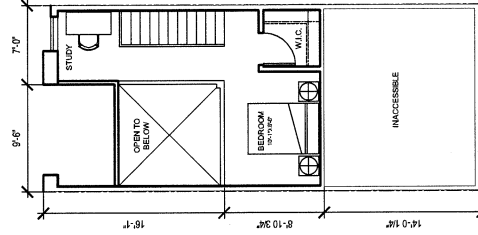
UNIT C3
2 BEDROOM, 2 BATH
INTERIOR: 1,002 S.F.
TERRACE:
56 S.F.



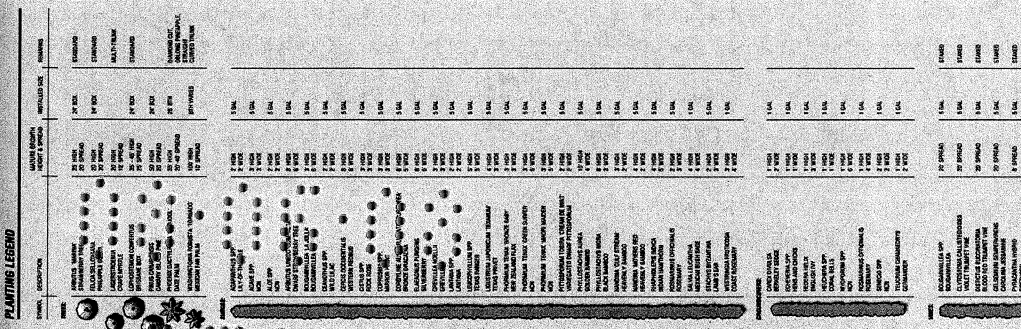
UNIT C4
2 BEDROOM, 2 BATH
INTERIOR: 986 S.F.
TERRACE:
53 S.F.



UNIT D1
LOWER LEVEL
LIVE/WORK, 1 BEDROOM, 1 BATH



LOWER LEVEL: 568 S.F.
MEZZANINE: 763 S.F.
TERRACE: 56 S.F.



WHERE CONSERVATION LANDSCAPES OVERLAP:
ALL LANDSCAPING AND VEGETATION TO BE DESIGNED TO SUPPORT THE GREEN BUILDING STRATEGY RECOMMENDED BY THE CITY OF HUNTINGTON BEACH IN LAMING CONSERVATION. ALL PLANTS CHOSEN TO ALLOW WATERSIDE VEGETATION TO BE USED TO BE APPLIED AROUND ALL SHORES. ALL SOIL TO BE AMENDED WITH PEAT MOSS AND NUTRIENT ADDITION AND FERTILIZATION.

WHERE CONSERVATION LANDSCAPES DO NOT OVERLAP:
ALL VEGETATION AND LANDSCAPING TO BE COORDINATE, UNCONTROLLED AND MANAGED IN ORDER TO PERMIT WATERSIDE SHORE REFORMATION AND CONSERVATION.

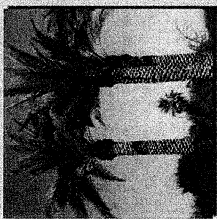


RED OAK
INVESTMENTS
A Real Estate Development Company

BANVARD & SODERBERGH, AIA

2ND FLOOR - PODIUM LEVEL L3
FEBRUARY 7, 2008 26134

SCALE: 1" = 30' - 0"



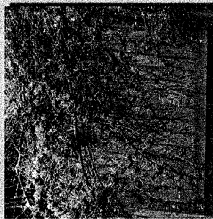
PHOENIX DACTYLIFERA
DATE PALM



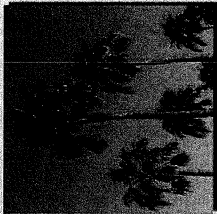
BOUGAINVILLEA SP.
BOUGAINVILLEA



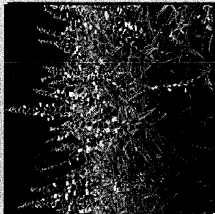
ALOE SP.
ALOE



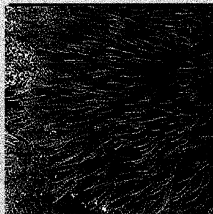
PYRACANTHA HYBRID
FIRETHORN



WASHINGTONIA ROBUSTA
MEXICAN FAN PALM



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



ROSMARINUS OFFICINALIS
ROSEMARY



CAYTONIA CALLISTEGIOIDES
VIOLET TRUMPET VINE



LOPHOSTEMON CONFERTUS
BRISBANE BOX



AGAVE SP.
AGAVE



WESTRINGIA FRUTICOSA
COAST ROSEMARY



DISTICTIS BUCCINATORIA
BLOOD RED TRUMPET VINE



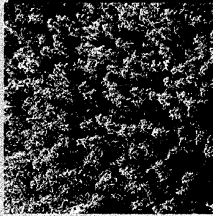
LAGERSTROEMIA INDICA
CRAPE MYRTLE



NANDINA DOMESTICA
HEAVENLY BAMBOO



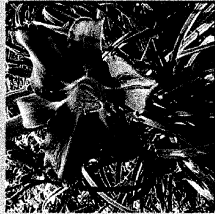
LIGUSTRUM JAPONICUM
JAPANESE PRIVET



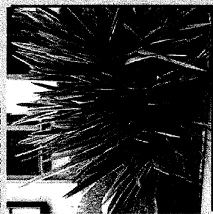
TEUCRUM CHAMAEDRYS
GERMANDER



FICUS SELLOWIANA
PINEAPPLE GUAVA



HEMEROCALLIS 'LADY EVA'
LADY EVA DAYLILY



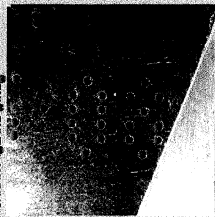
PHORMIUM TENAX
NEW ZEALAND FLAX



ARBUTUS UNEDO 'COMPACTA'
DWARF STRAWBERRY TREE



PINUS CANARIENSIS
CANARY ISLAND PINE



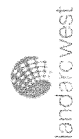
BAMBUZA SP.
BAMBOO



STATICE BYZANTINA
LAMB'S EAR



PITTOSPORUM 'CREAM DE MINT'
VARIEGATED DWARF PITTOSPORUM



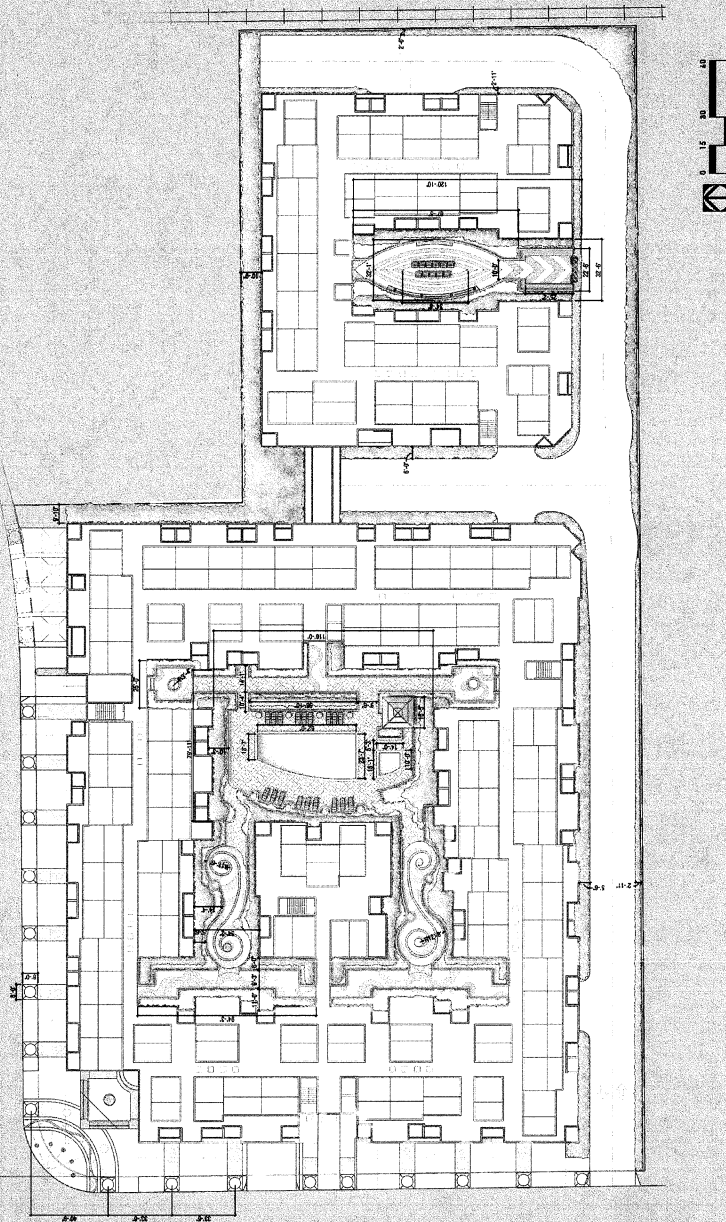
VAN TILBURG, BANVARD & SODERBERGH AIA



RED OAK
LANDSCAPE ARCHITECTS
A Red Land Group Member Company

00-00-00

REC'D



THE RIPCURL
MIXED USE DEVELOPMENT
300 CENTRAL AVENUE
ANN ARBOR, MI 48106

AMSTAR GROUP

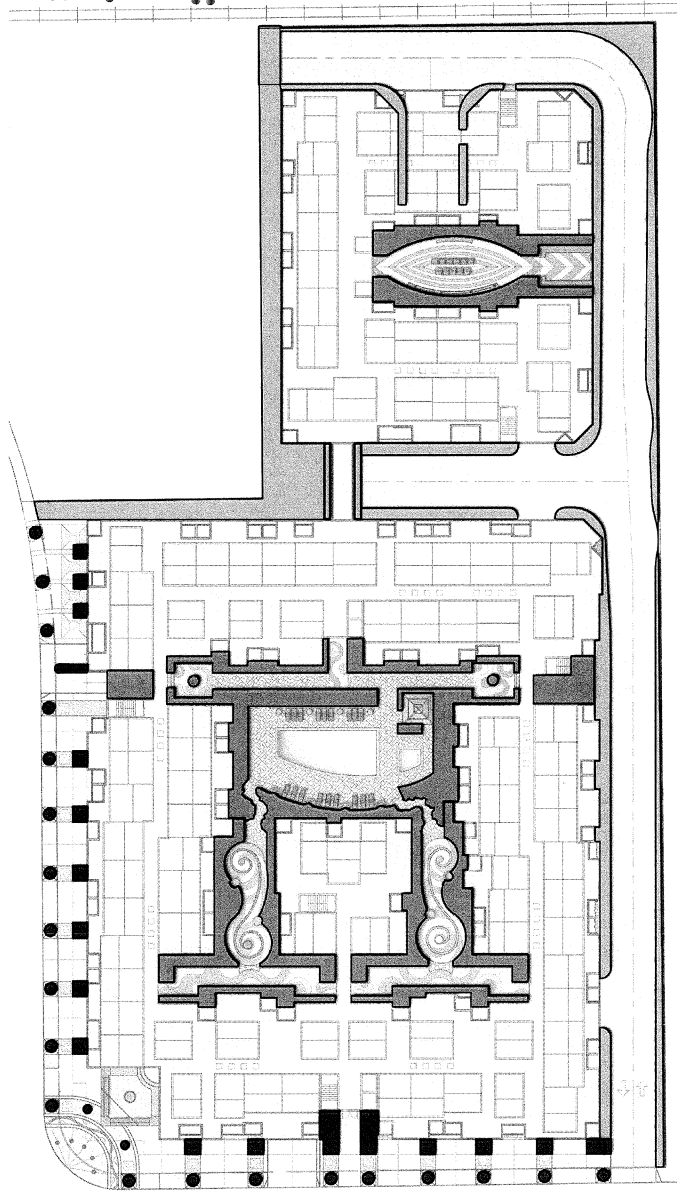
RED OAK
INVESTMENTS
A Real Estate Development Company

landarcwest
NEW FLEXIBLE, BAYVIEW & SUBURBAN, MI
A COMMUNITY DEVELOPMENT COMPANY

ATTACHMENT NO. 7.27

00-00-00

REC'D



Total Non-Driveable Hardscape: 14,675 S.F.

Landscape Area on Podium: 11,500 S.F.

Landscape Area Street Adjacent: 1,900 S.F.

Landscape Area Off-Street: 12,500 S.F.

Total Landscape Area: 25,900 S.F.